



Susan Monene - PRAA-C <susan.monene@gsa.gov>

Fwd: Response to Solicitation #9FL2463 Orlando, FL

2 messages

Megan Shulin - PRAA-C <megan.shulin@gsa.gov>
To: Susan Monene - PRAA-C <susan.monene@gsa.gov>

Thu, Aug 15, 2019 at 2:39 PM

Can you please save in EOIs for HHS Orlando? 3 submissions here.

Megan Shulin | Broker Contractor

Public Properties

1010 Wisconsin Avenue, Suite 650 | Washington, DC 20007

O: 202.652.4188 | C: (b) (6) megan.shulin@gsa.gov

Websites: www.gsa.gov/gls | www.ppwashdc.com

----- Forwarded message -----

From: <Dolly@officespacebrokers.com>

Date: Thu, Aug 15, 2019 at 2:15 PM

Subject: Response to Solicitation #9FL2463 Orlando, FL

To: <megan.shulin@gsa.gov>Cc: John Drinkard <jd@officespacebrokers.com>

Megan,

Please see attached, 3 options for your consideration.


Thank you for replying to "reply all".

Dolly Ziegler**Personal Assistant to John Drinkard**dolly@officespacebrokers.comwww.OfficeSpaceBrokers.com

(813) 289-3700 / Office

**Advocate. Innovate. Results. Integrity. Generosity.**



 **Response to Sol No. 9FL2453 Orlando, FL.docx**
3493K

Susan Monene - PRAA-C <susan.monene@gsa.gov>
To: Megan Shulin - PRAA-C <megan.shulin@gsa.gov>

Thu, Aug 15, 2019 at 3:16 PM

Yes, will do.



Contract Holder

Susan O. Monene | Project Coordinator

Public Properties

1010 Wisconsin Avenue, Suite 650 | Washington, DC 20007

O: 202.652.4187 | C: (b) (6) | susan.monene@gsa.gov

Websites: www.gsa.gov/gls | www.ppwashdc.com

[Quoted text hidden]



August 16, 2019

Via Overnight Delivery and Email

Public Properties
1010 Wisconsin Ave NW, Suite 650
Washington, DC 20007
Attn: Megan Shulin and Brad Seifert

Re: Expression of Interest Submission to GSA Solicitation Number - 9FL2453

Dear Ms. Megan Shulin and Mr. Brad Seifert,

Please find herein information for the building proposed for consideration by the General Services Administration (GSA) seeking a lease in Orlando, Florida.

Sincerely,

(b) (6)

Charles "Chuck" Schoninger
Chief Executive Officer

cc: Keitra Harris (via email)

Expression of Interest Submission Information

1. Building name/address and the location of available space within the building.

Orlando on the Lake
701 S Ivey Lane
Orlando, FL 32811

- 189-Unit Lakefront and Gated Community Located in Orlando, Florida. Featuring Brick Exterior Construction with Concrete Subfloor.
- 97% of the Community Has Been Upgraded in the Last Seven Years With Newer Kitchen Cabinetry, Granite Countertops, Tile Flooring, and Newer Appliances.
- 83% of the Units Are Two- and Three-Bedroom Floor Plans

2. Age of building.

This community was built in 1974.

3. Date of space availability.

These spaces are available 6 months after lease execution.

4. Total existing gross square feet, and gross square feet per floor.

150,230± Total SF

5. ANSI/BOMA office area (ABOA) square feet to be offered.

Can be done after bid is awarded.

6. Site plan depicting the building, land acreage, and parking.

14.03± Total Acres

Exhibit 1. Site Plan:



7. Floor plan and gross square footage of proposed space.

Floor plans not available at this time.

94,305± Total SF

8. Location on map demonstrating the building lies within the delineated area.

The apartment community is located within the delineated area. See exhibit 3A.

Exhibit 3. Orlando (9FL2453) Delineated Area Map:

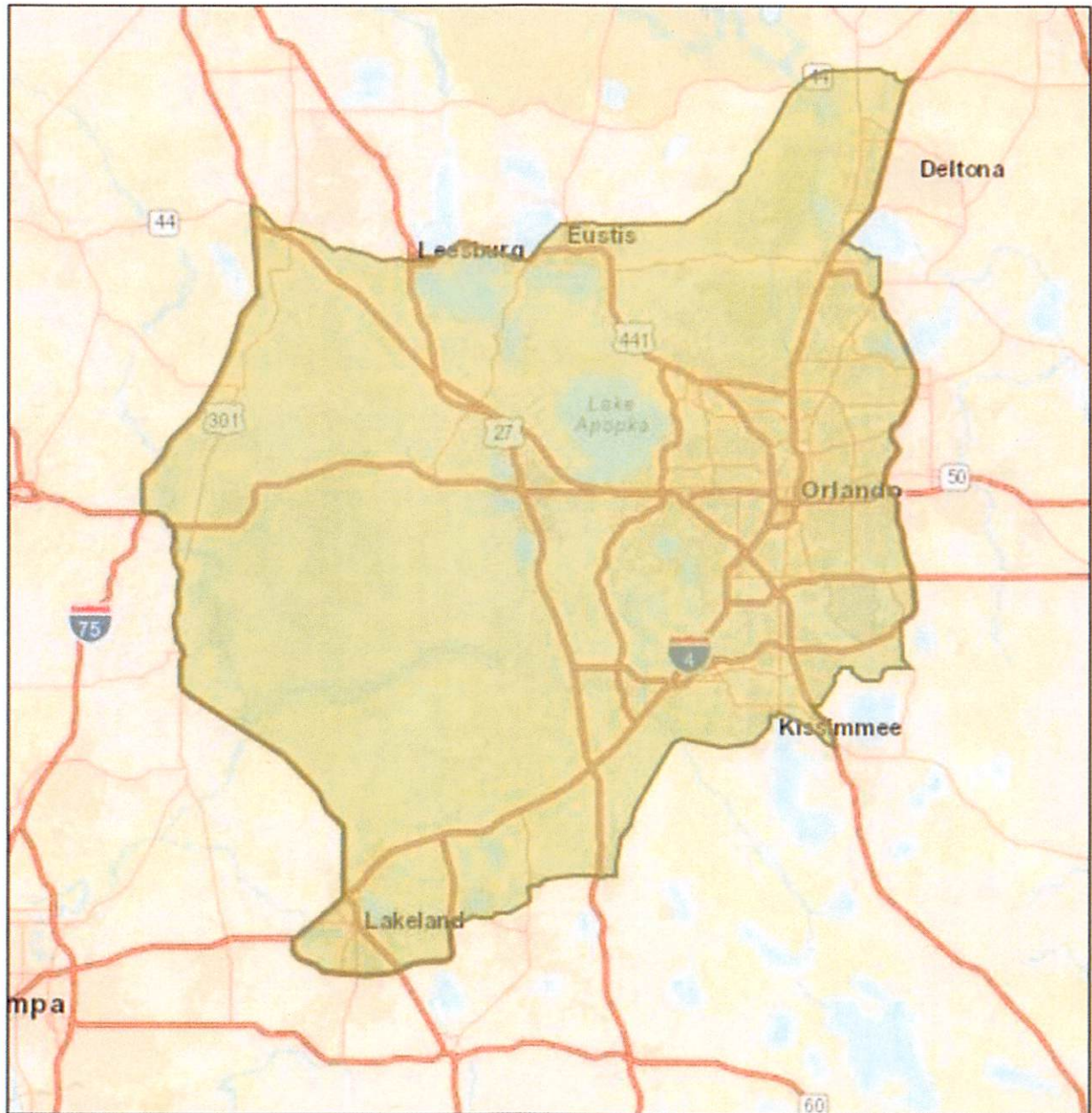
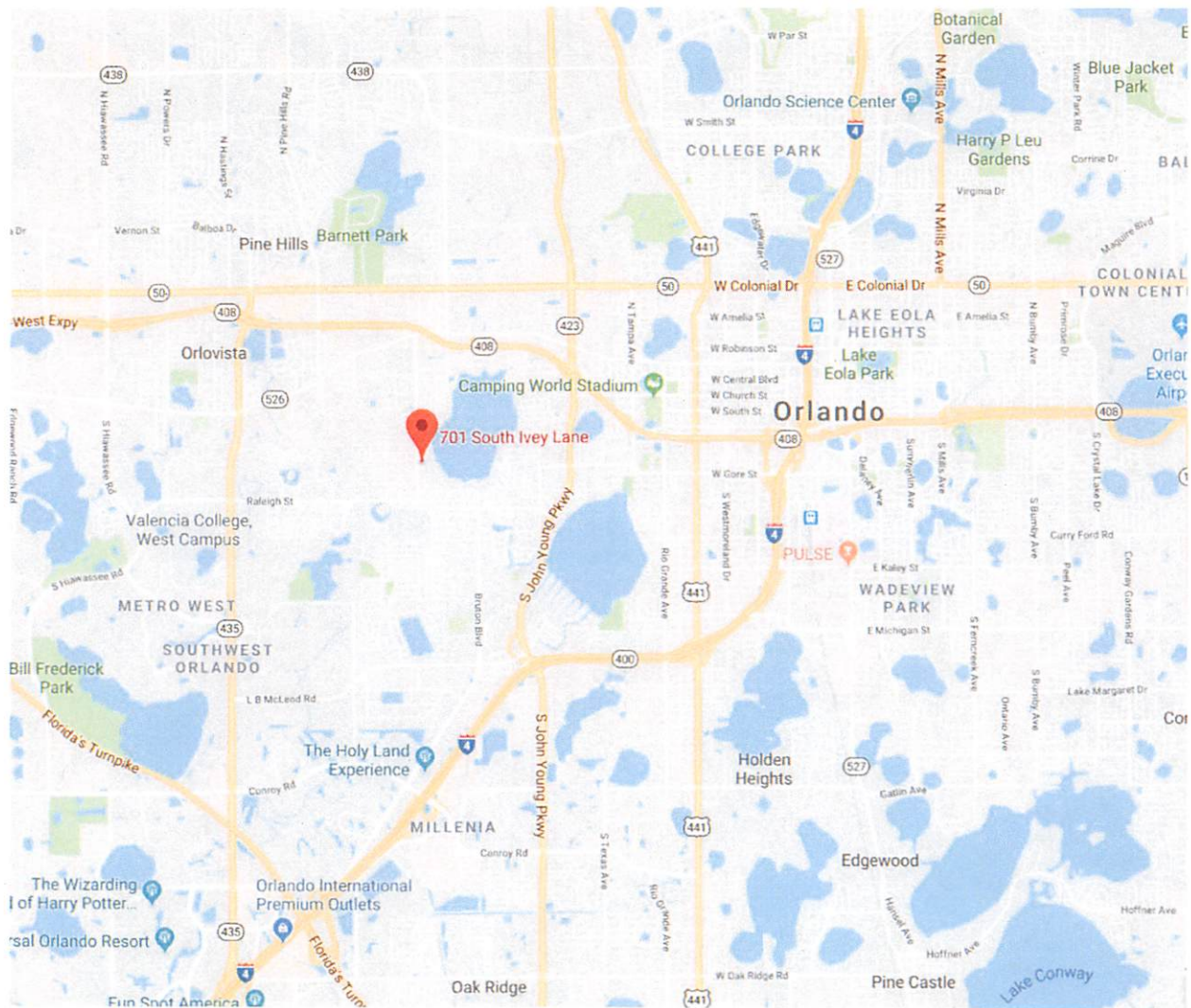
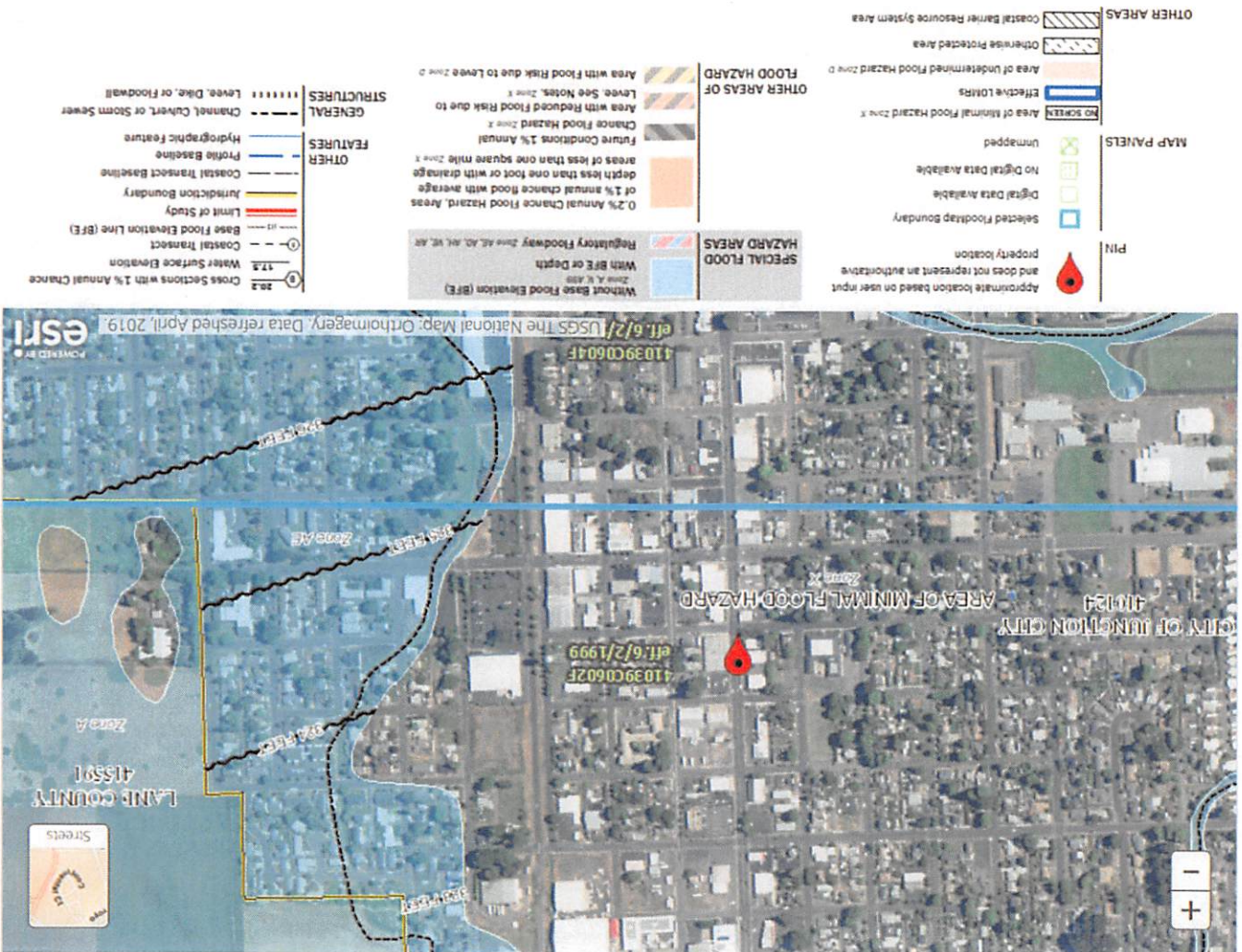


Exhibit 3A. Proposed 701 S Ivey Lane (Subject Property) Map:



9. FEMA map demonstrating that the property lies outside the 100-year floodplain.

Exhibit 4. FEMA Map:



10. Name of owner and name and contact information of authorized contact.

Charles Schoninger
USAInvest Co.
Chucks@USAInvestCo.Com
(910) 251-6160

11. Evidence of ownership. Non-Owners (e.g. brokers) must provide evidence of authority granted by property owner to submit the property.

Exhibit 5. Letter of Authority from Property Owner:



201 North Franklin Street
Suite 3300
Tampa, Florida 33602
Tel +1 813 223 6300
Fax +1 813 221 9166
cushmanwakefield.com

August 16, 2019

Mr. Chuck Schoninger and Mr. Mark Findura
c/o USAInvestco
720 North 3rd St.
Suite 202
Wilmington, NC 28401

Re: Orlando on the Lake Site Tour

Mr. Schoninger and Mr. Findura,

Please let this letter serve as confirmation and authority to tour the subject property located at 701 South Ivey Lane, Orlando, FL 32811, also known as **Orlando on the Lake**, on Friday, August 23, 2019 with GSA and any other applicable sources. We will be able to tour a sample of units and all common area spaces at the property and can provide you with salient information as necessary on behalf of the seller.

We look forward to touring the property with you and will provide any information necessary to determine whether or not you will pursue an acquisition of the community.

Should you have any questions, please do not hesitate to contact me. Thank you.

Sincerely,

Mike Donaldson, Executive Director
Cushman & Wakefield | Tampa
(813) 658-8278
Mike.donaldson@cushwake.com

Sent via electronic mail

12. Any information related to title issues, easements, or restrictions on the use of the building.

There are no known title issues, easements, or restrictions on the use of the buildings.

13. Evidence that the Government's intended use is permissible in the Building's zone.

Property is Zoned R3A. See Exhibit 6.

Exhibit 6. Table of Zoning Regulations.

	R-1S	R-2A	R-2B	R-3A	R-3B	R-3C	R-3D	MXD-1	MXD-2	O-1	O-2	O-3	MU-1	MU-2	AC-N	AC-1	AC-2	AC-3	AC-3A	H	CON	IC	IP	IG	UR
RESIDENTIAL, GENERAL																									
Accessory dwelling units (13)	P	P	P	PA	PA	PA	PA	PA	PA	PA	PA														
Townhomes			PA	PA	PA	PA		PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	CA						
Single Family	P	P	P	P	P	P		P	P	P	P									P	P				
Duplex or Tandem (12)		PA	PA	PA	PA	PA		PA	PA	PA	PA		PA		PA	PA	CA								
Mobile Home				P	P								P			P	C								
Multi-Family			P5	P	P	P	P	P	PA	P	P	P	P	P	P	P	P	P	P						
Zero-Lot Line																									
Single Family	P	P	P	P	P	P		P	P	P	P														
Duplex (12)		P	P	P	P	P		P	P	P	P		P		P	P	C								
RESIDENTIAL, CONGREGATE																									
Group Housing (no care provided)																									
Type A			C	P	P	P	P	P	P	C	C	C	P	P	P	P	P	C	C						
Type B				C	C	C	C	C	C	C	C	C	P	P	P	P	P	C	C						
Type C											LC	LC	P	P	LC	C	P	P	P			C	C	C	
Residential Care Facilities (25)																									
Type A	P	P	P	P	P	P	P	P	P	P	P														
Type B		C	C	P	P	P		P	P	P	P		P		P	P									



Megan Shulin - PRAA-C <megan.shulin@gsa.gov>

9FL2453

3 messages

Todd Baron <tbaron@prancercap.com>
To: Megan.shulin@gsa.gov

Fri, Aug 16, 2019 at 3:32 PM

Hello Megan,

We are interested in this opportunity. If you have any questions please contact me by email or on my cell phone at (b) (6). Enclosed is an attachment with the brochure from when we purchased the building 7 years ago.

- (1) Building name/address; The Atrium Corporate Center/ 36 Skyline Dr. Lake Mary, FL 32746
- (2) Age of building; 29 years
- (3) Date of space availability; Space can be available at the beginning of 2020
- (4) Total existing gross square feet, and gross square feet per floor; 96,540 approx 48,000 per floor.
- (5) ANSI/BOMA office area (ABOA) square feet to be offered;
- (6) Site plan depicting the building, land acreage, and parking; Attached
- (7) Floor plan and gross square footage of proposed space; Attached
- (8) Location on map demonstrating the building lies within the delineated area; Attached
- (9) Federal Emergency Management Agency map demonstrating that the property lies outside the 100-year floodplain; Building previously leased by FEMA
- (10) Name of owner and name and contact information of authorized contact; SKYBAR365 LLC Stephen Baron or Todd Baron
- (11) Evidence of ownership. Non-Owners (e.g. brokers) must provide evidence of authority granted by property owner to submit the property;
- (12) Any information related to title issues, easements, or restrictions on the use of the building; and
- (13) Evidence that the Government's intended use is permissible by zoning in the proposed location.



Todd Baron
Prancer Capital
407-531-8975
tbaron@prancercap.com

36 Skyline Drive Property Offering 070212mt.pdf
1433K

Megan Shulin - PRAA-C <megan.shulin@gsa.gov>
To: Todd Baron <tbaron@prancercap.com>
Cc: Susan Monene - PRAA-C <susan.monene@gsa.gov>

Fri, Aug 16, 2019 at 3:42 PM

Received. Thank you, Todd. We will be in touch very soon as we plan to tour buildings on the 23rd.

Megan Shulin | Broker Contractor

Public Properties

1010 Wisconsin Avenue, Suite 650 | Washington, DC 20007

O: 202.652.4188 | (b) (6) megan.shulin@gsa.gov

Websites: www.gsa.gov/gls | www.ppwashdc.com

[Quoted text hidden]

Megan Shulin - PRAA-C <megan.shulin@gsa.gov>
To: Susan Monene - PRAA-C <susan.monene@gsa.gov>

Fri, Aug 16, 2019 at 3:43 PM

Please save for Orlando HHS. Double check this in Costar also. They are claiming to be the owners of the building (which I believe) but I think someone else submitted the same building with no authority.

Megan Shulin | Broker Contractor

Public Properties

8/16/2019

GSA.gov Mail - 9FL2453

1010 Wisconsin Avenue, Suite 650 | Washington, DC 20007

O: 202.652.4188 | (b) (6) megan.shulin@gsa.gov

Websites: www.gsa.gov/gls | www.ppwashdc.com

[Quoted text hidden]



36 Skyline Drive Property Offering 070212mt.pdf
1433K



Susan Monene - PRAA-C <susan.monene@gsa.gov>

Fwd: 9FL2453 Site Submittals

Lloyd Nettles <lloyd@therockcompanies.com>

To: Megan Shulin - PRAA-C <megan.shulin@gsa.gov>

Cc: Peter Politis <peter@xeniamc.com>, Susan Monene - PRAA-C <susan.monene@gsa.gov>

Mon, Aug 19, 2019 at 4:15 PM

Hi Megan,

As per our conversation, we are withdrawing the Lakeland property for consideration.

Thanks,

[Quoted text hidden]



Megan Shulin - PRAA-C <megan.shulin@gsa.gov>

Response to Solicitation #9FL2463 Orlando, FL

John Drinkard <jd@officespacebrokers.com>

Mon, Aug 19, 2019 at 10:40 AM

To: Megan Shulin - PRAA-C <megan.shulin@gsa.gov>

Cc: Dolly@officespacebrokers.com, Susan Monene - PRAA-C <susan.monene@gsa.gov>

Megan

1) working directly with Owner Todd Baron/Speaking today.

2) Owner Back today. Tenants month-to-month.

Get letter asap.

3) Bidding Against retail developer no change of use like us. Owner not excepting our terms. Will not show.

Confirm receipt

John Drinkard

OfficeSpaceBrokers

813-289-3700 Office

813-404-6027 Cell

jd@officespacebrokers.com

On Aug 17, 2019, at 1:22 PM, Megan Shulin - PRAA-C <megan.shulin@gsa.gov> wrote:

Thanks, Dolly. We received numerous expressions of interest so I need to carefully plan this market survey for next Thursday/Friday to be respectful of the small window of time we have with the agency. A few things:

1) 36 Skyline was submitted by another offeror that appears to be the authorized rep. Is it safe to assume that you will not be receiving an authorization to submit this site?

2) Looking at CoStar it appears that [2155 W. Colonial Drive](#) is partially occupied. I really don't want to be in an awkward situation where we are touring a building and people start wondering who we are and what we are doing there. If I can see your authority to submit the site I would feel better about walking the space.

3) The former Sam's Club. This looks like a very promising site but again, I want to feel confident knowing that we are authorized to be there.

I have to plan this tour ASAP so I would really appreciate if you and John could help ease my concerns. Even an email from the listing broker or owner would help. Thank you for understanding.

Megan Shulin | Broker Contractor

Public Properties

[1010 Wisconsin Avenue, Suite 650 | Washington, DC 20007](#)O: 202.652.4188 | C: [904.654.7243](#) megan.shulin@gsa.govWebsites: www.gsa.gov/gls | www.ppwashdc.comOn Fri, Aug 16, 2019 at 1:42 PM <Dolly@officespacebrokers.com> wrote:

Megan,

Sorry for the delay in response. The authority letters are in process and our expectation is that we will have them early next week. We have owners that are traveling etc.

Thank you for replying to "reply all".

Dolly Ziegler

Personal Assistant to John Drinkard

dolly@officespacebrokers.com

www.OfficeSpaceBrokers.com

(813) 289-3700 / Office

<image001.png><image002.png>

Advocate. Innovate. Results. Integrity. Generosity.

<image003.png>

From: Megan Shulin - PRAA-C <megan.shulin@gsa.gov>
Sent: Thursday, August 15, 2019 2:39 PM
To: Dolly@officespacebrokers.com
Cc: John Drinkard <jd@officespacebrokers.com>
Subject: Re: Response to Solicitation #9FL2463 Orlando, FL

Thanks, Dolly. Do you know when we can expect the letters of authorization?

Megan Shulin | Broker Contractor

Public Properties

1010 Wisconsin Avenue, Suite 650 | Washington, DC 20007

O: 202.652.4188 | C: 904.654.7243 megan.shulin@gsa.gov

Websites: www.gsa.gov/gls | www.ppwashdc.com

On Thu, Aug 15, 2019 at 2:15 PM <Dolly@officespacebrokers.com> wrote:

Megan,

Please see attached, 3 options for your consideration.

Thank you for replying to “reply all”.

Dolly Ziegler

Personal Assistant to John Drinkard

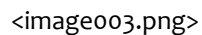
dolly@officespacebrokers.com

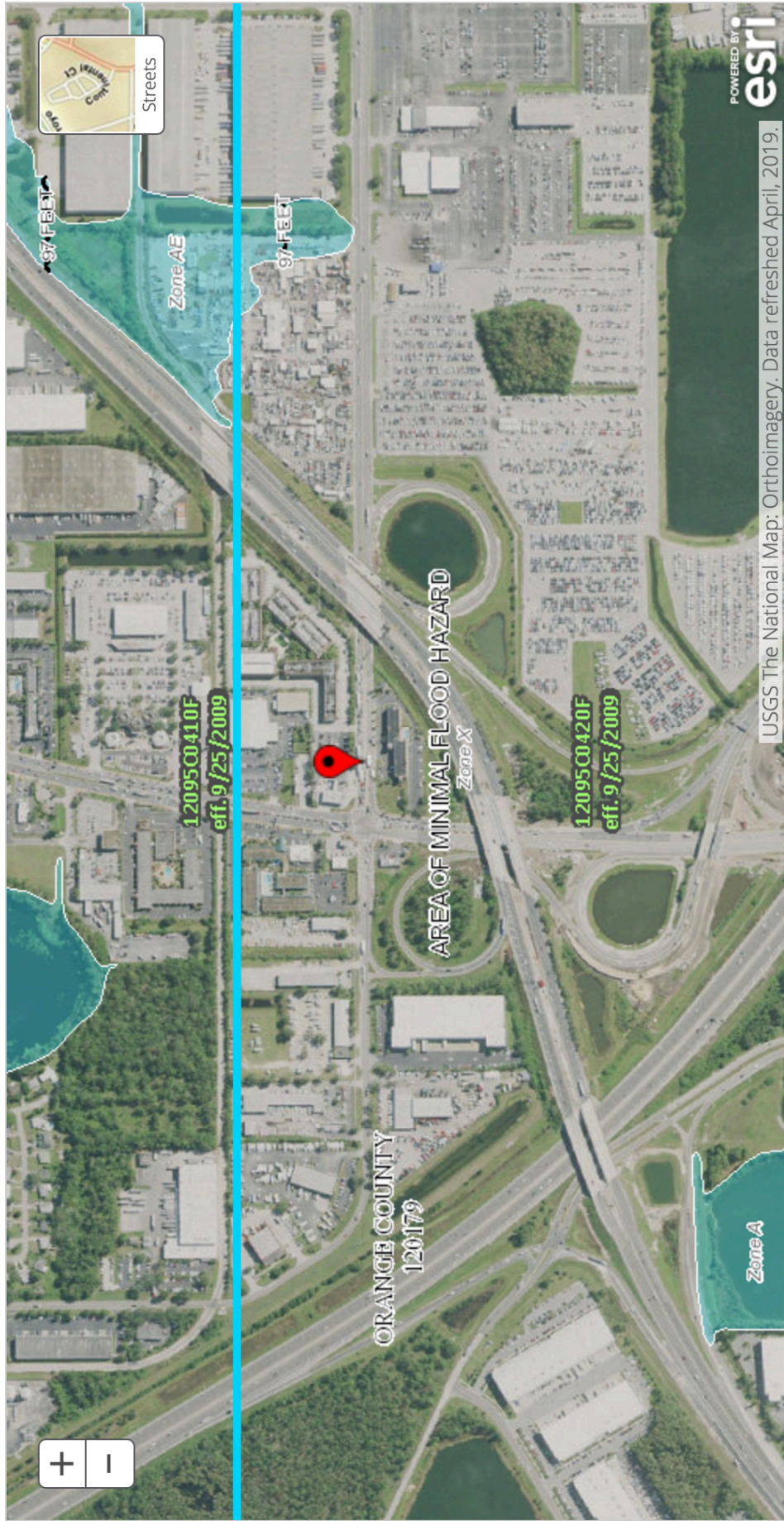
www.OfficeSpaceBrokers.com

(813) 289-3700 / Office

< <

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<



MAP PANELS

PIN

Approximate location based on user input and does not represent an authoritative property location

MAP PANELS

☒ NO SCREEN

☐ Area of Minimal Flood Hazard Zone X

☐ Effective LOMIRs

☐ Area of Undetermined Flood Hazard Zone D

SPECIAL FLOOD HAZARD AREAS

Without Base Flood Elevation (BFE) Zone A, V, A99

With BFE or Depth

Regulatory Floodway Zone AE, AO, AH, VE, AR

OTHER AREAS OF FLOOD HAZARD

0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X

Future Conditions 1% Annual Chance Flood Hazard Zone X

Area with Reduced Flood Risk due to Levee. See Notes. Zone X

Area with Flood Risk due to Levee Zone D

OTHER FEATURES

Cross Sections with 1% Annual Chance

Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

GENERAL STRUCTURES

36 Skyline Drive Offering Package



Presented by:



Licensed Real Estate Broker

**255 S. Orange Avenue
Suite 1545
Orlando, Florida 32801
407.219.3500**

Property Offering:

**36 Skyline Drive
Lake Mary, Florida 32746**

Table of Contents

Disclaimer

Section I

- Property Description
- Building Specifications
- Price & Terms

Section II

- Site Location Map
- Site Location Aerial Photo
- Building Photos

Section III

- Building Floor Plan, Survey & Plat
- Survey
- Plat

Section IV

- Lake Mary / Seminole County Demographics
- Major Seminole County Employers

Disclaimer

This Brochure has been prepared by Morrison Commercial Real Estate and has been reviewed by the Owner of the Property. The brochure has been prepared, in part, based upon information supplied by the Owner and in part based upon information obtained by Morrison Commercial Real Estate from sources it deems reasonably reliable. However, the information contained in this Brochure does not purport to be comprehensive or all-inclusive and each prospective purchaser is encouraged to conduct his or her own analysis and due diligence concerning the advisability of purchasing the Property. In particular, each prospective purchaser is encouraged to consult his or her own legal, financial, engineering and environmental advisors for an independent evaluation of the Property. No warranty or representation, expressed or implied, is made by Owner, Morrison Commercial Real Estate or any of their respective affiliates, and such parties will not have any liability whatsoever concerning the accuracy or completeness of any of the information contained herein or any other matter related to the Property, including, without limitation, any matter related to the environmental condition of the Property or any physical or engineering condition related thereto. Additional information and an opportunity to inspect the Property will be made available upon request by interested and qualified prospective purchasers.

This Brochure may contain economic projections concerning the performance of the Property, as well as a summary description of certain legal documents affecting the Property. All matters relating to the accuracy or completeness of such economic projections and legal documents should be independently reviewed and evaluated by the financial and legal advisors of each prospective purchaser.

This offer of property is made subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advise as to the value of the Property by Morrison Commercial Real Estate or the Owner. Owner and Morrison Commercial Real Estate expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner shall have no legal commitment or obligation to any purchaser reviewing this information making an offer to purchase the Property, unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner and any conditions to Owner's obligations thereunder have been satisfied or waived. Morrison Commercial Real Estate is not authorized to make any representations or agreements on behalf of the Owner.

The information contained herein is confidential and intended exclusively for the use of prospective buyers. Further dissemination of this information is prohibited.

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. Information contained herein has been obtained from the owner of the property or other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

Section I

Property Details

- Property Description
- Building Specifications
- Price & Terms

Property Description - Site

Location

This two-story class B office building consists of 97,481± square feet and is situated on 8.39± acres. The building was constructed in 1990 and is zoned M-1A/office and light industrial in the city of Lake Mary. This zoning allows for the development and maintenance of office, light industrial, manufacturing and warehouse facilities. The building is designed for a single tenant and is in good condition. There are currently 324 paved parking spaces. A monument sign in front of the property gives an owner/user or lessee the ability to direct clients to the property with ease.

The surrounding area is primarily a mix of high quality office and light industrial business parks and middle to upper income residential properties. Lake Mary is one of the fastest growing areas in Central Florida. Located approximately 18 miles north of Orlando just off Interstate 4, Lake Mary continues to be a prime location for high tech businesses. Furthermore, Lake Mary is known for its well planned residential communities, excellent schools, and high end corporate businesses. Lake Mary offers a wide variety of housing choices. Young professionals as well as retirees have many choices when it comes to affordable apartments, luxury condominiums and rental properties; as well as medium and high end luxury homes. Growing families will find Lake Mary a quiet community with safe neighborhoods. Lake Mary has one of the lowest crime rates in Florida due to the proactive police departments.

Site/Configuration

The site is rectangular in shape, with dimensions of approximately 638 feet in width and 570 feet in depth.

Legal Description

LOT 1 MAYNARD SUBDIVISION PLAT BOOK 44 PAGE 87, Seminole County

Parcel ID: 24-20-29-507-0000-0010

Utilities & Public Services

Sewer:	City of Lake Mary
Water:	City of Lake Mary
Electricity:	Progress Energy
Telephone:	AT&T
Internet:	FDN Communications
Fire/Police:	City of Lake Mary

Property Description - Site

Access and Exposure

Located in the prestigious Lake Mary/Heathrow submarket with easy access to Interstate 4 (I-4) and the Greenway Expressway (SR-417) which provides direct access to all of East Orlando, The University of Central Florida and Orlando International Airport. Skyline Drive is now being extended to Emma Oaks Trail and estimated to be completed in July, 2012. This will provide additional ease of access to the property via Lake Emma Road.

Zoning

M-1A / office and light industrial in the City of Lake Mary.

Building

The building was initially completed in 1990, was most recently renovated in 2006 and consists of 97,481± square feet. One hundred percent (100%) of the building is air conditioned. The exterior construction is concrete tilt-up/masonry with brick face.

Parking

Currently there is gated parking with 324 paved parking spaces (3.32 per 1,000 RSF).

Building Specifications

Architectural/Exterior Skin

The exterior walls of the building consist of tilt walls with a sandblast finish on the east wall and a brick veneer on the other walls.

Architectural/Interior Lobby

The building is mostly carpeted, and the atrium is ceramic tile. The walls are painted dry-wall in most of the public spaces of the building. The ceilings consist of 2x4 drop ceiling tiles with fluorescent lighting fixtures. There are vinyl kickboards along the walls in the corridors. The doors into tenant spaces are wood with metal frames.

Common Area, Elevators & Corridors

Two elevators provide vertical transportation for the building. The elevators are hydraulic 3,000 pound capacity passenger elevators. Both elevators were manufactured by Mowrey, and are still under service contracts with that company.

The multi-tenant lobby and corridors include typical finishes.

Mechanical

The heating ventilation and air conditioning (HVAC) for the building is provided by two ground mounted package units. These work independently of each other, as each services one side of the building. Several smaller split systems provide air conditioning to specific rooms in the building.

Power

The electrical service is provided below grade by a Progress Energy owned transformer on the property. The main electrical switchgear routes power to panels throughout the building.

A small generator used only for the life safety system is located adjacent to the north package unit. It is the original unit and has a capacity of 125 kW.

Water and Sewer

Municipal water and sewer for the facility is provided by the City of Lake Mary. A single 300 gallon Lochinvar electric water heater services the building.

Building Specifications

Fire Protection

The building is provided with an automatic wet pipe fire sprinkler system serving the tenant spaces and public areas. A dry Fenwal sprinkler system serves the computer rooms. A pump for the fire sprinkler is located within the building.

A fire alarm system is provided at the property and monitored by Honeywell. The fire-alarm is powered by a battery back up.

Security

(b) (7)(F)

Telephone & Internet

AT&T provides telephone service and FDN Communications provides internet to the building.

Price & Terms

(b) (4)

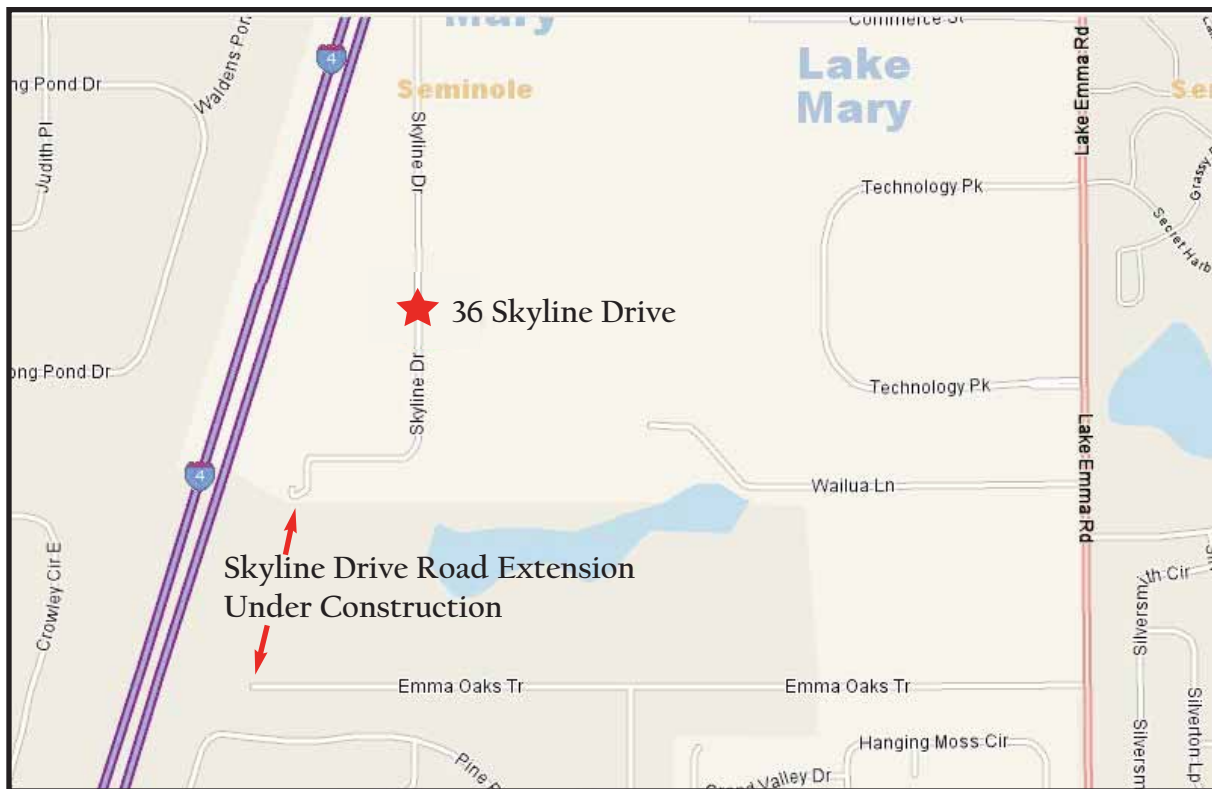
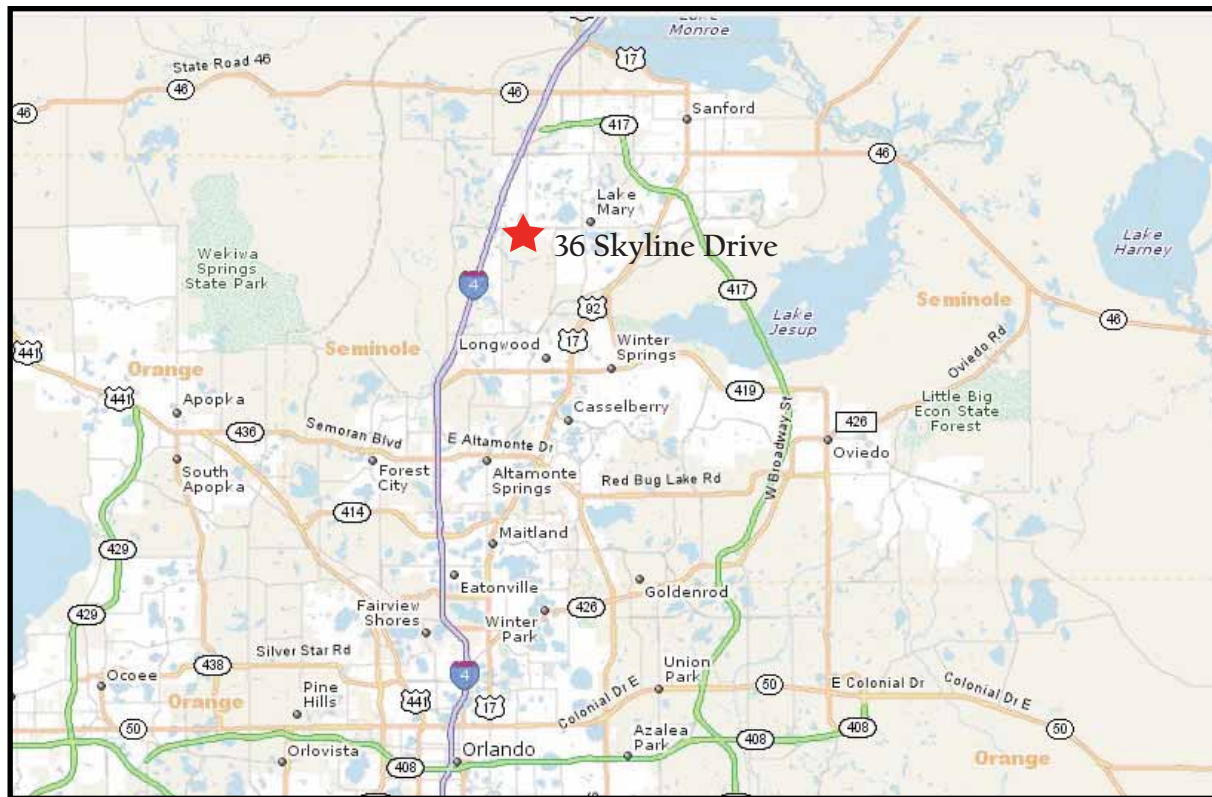


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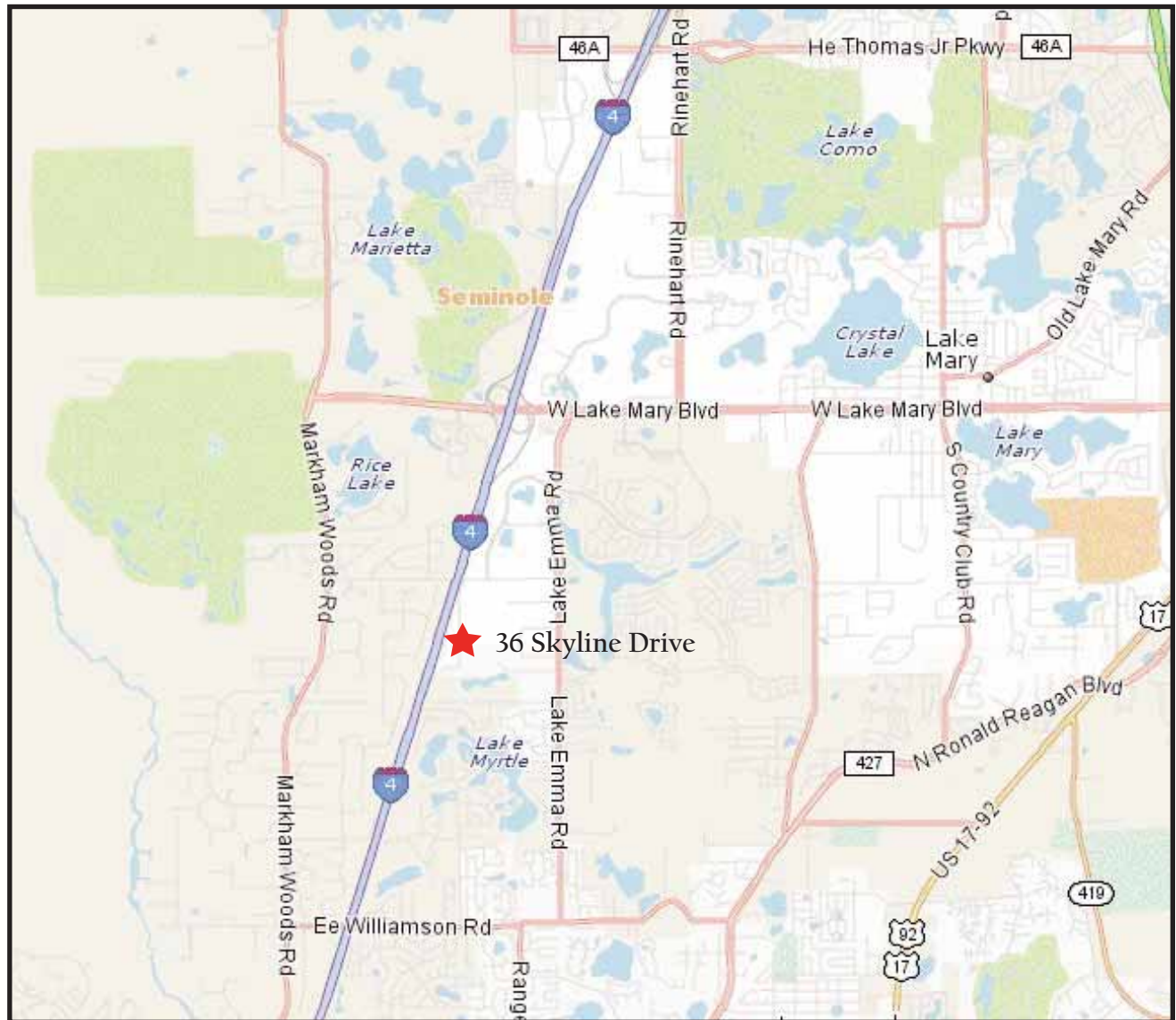
Site Location

- Map
- Aerial Photos
- Building Photos

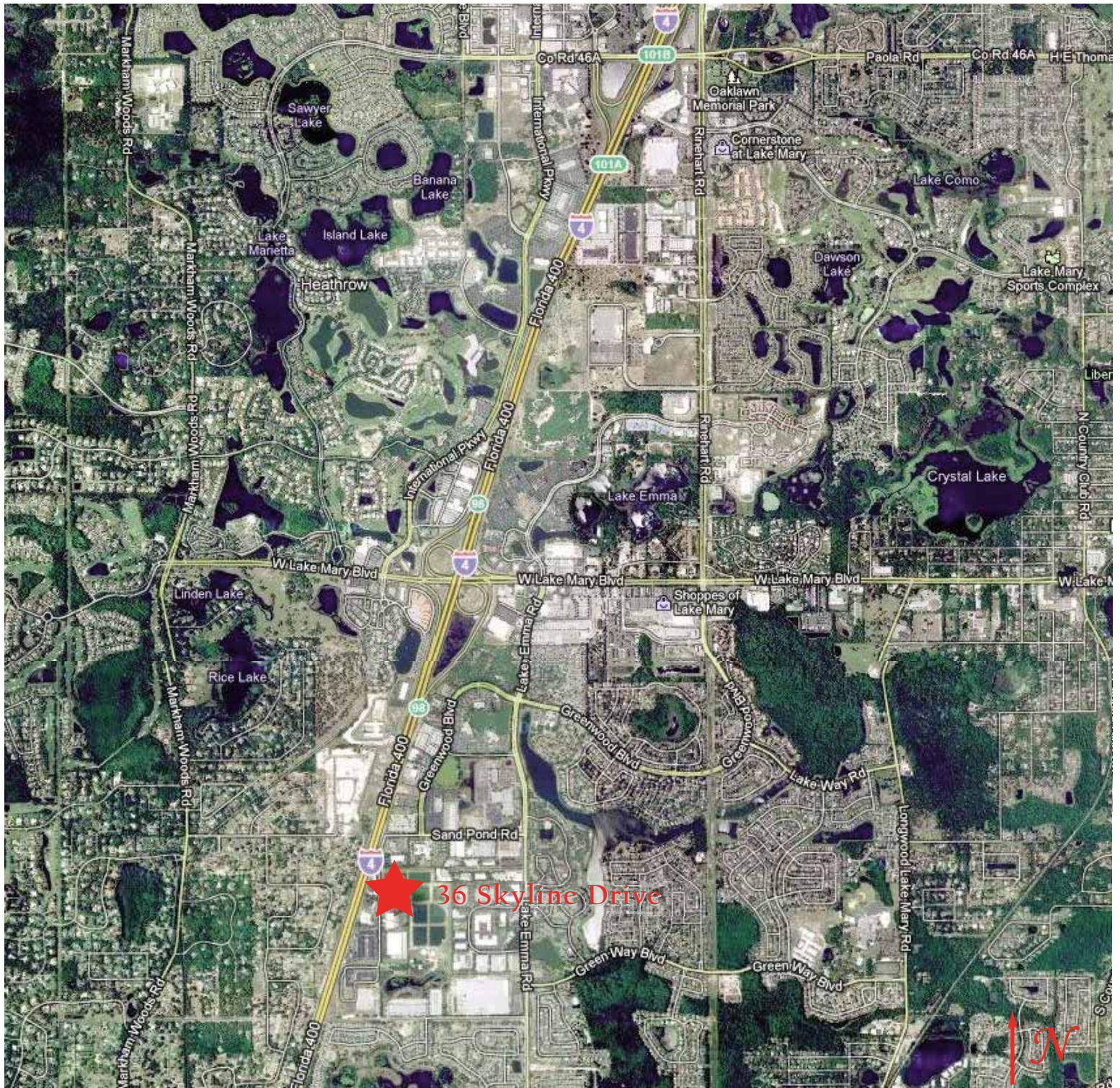
Location Maps



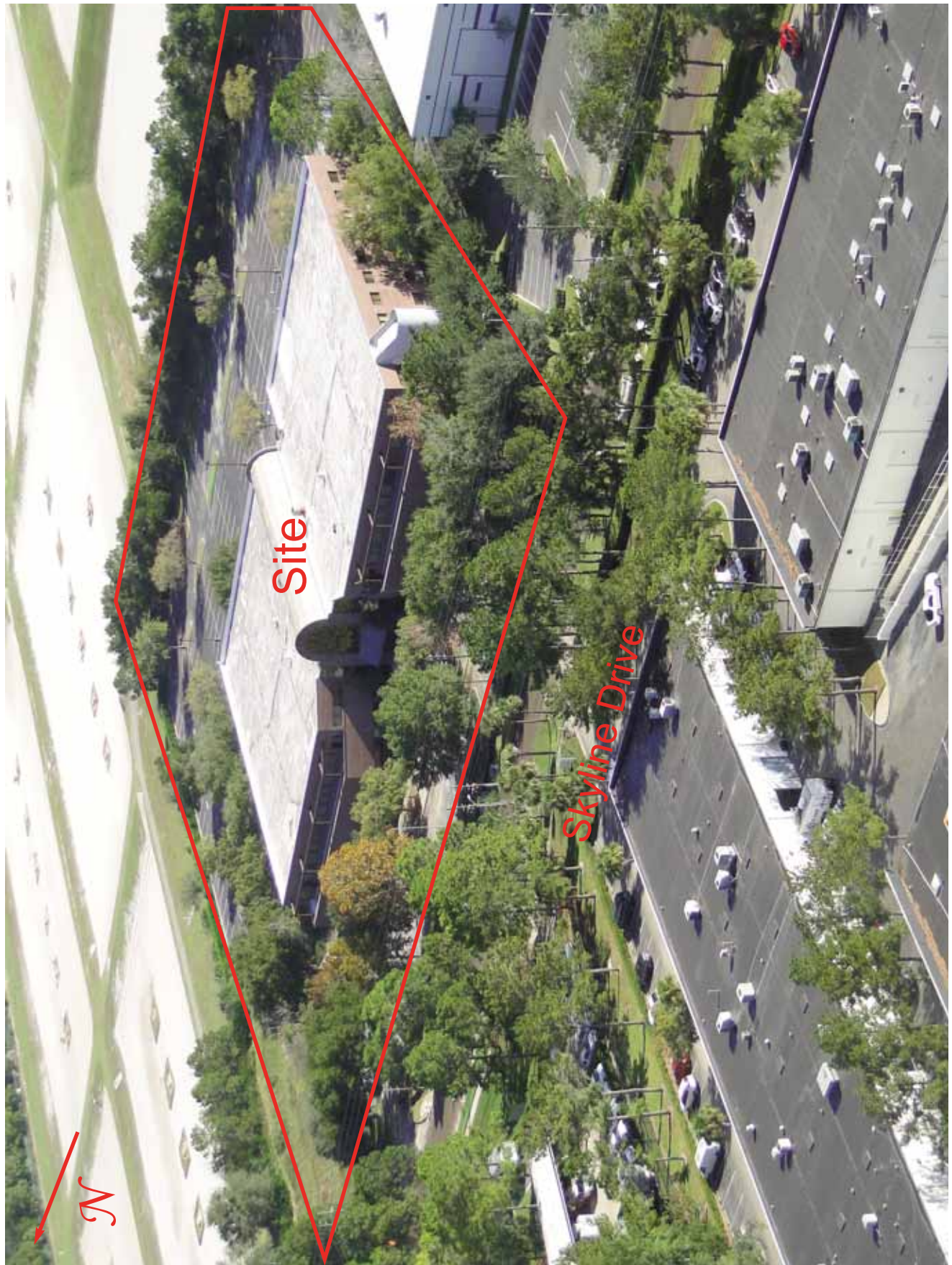
Location Maps



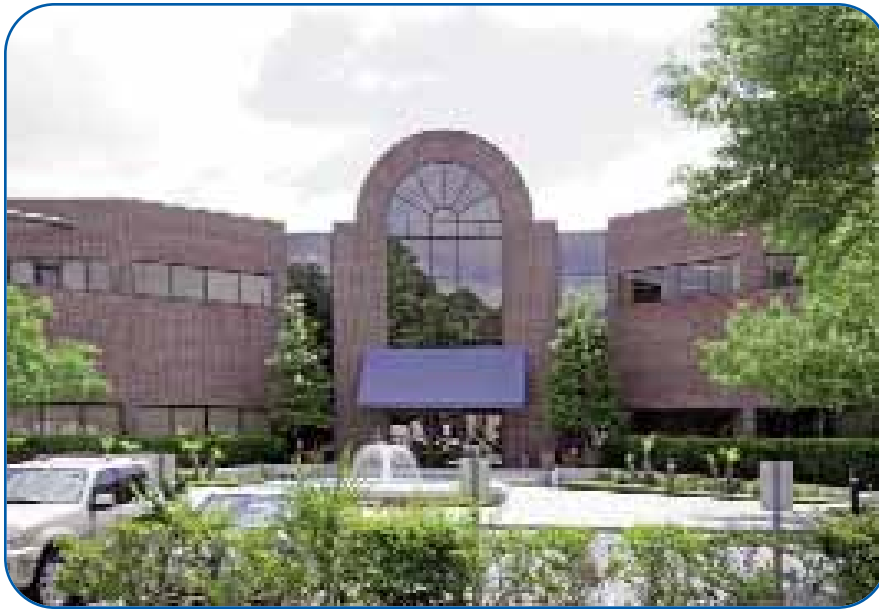
Location Maps







Building Photos - Exterior



Front of Building

36 Skyline Drive



Signage

36 Skyline Drive



Back of Building

36 Skyline Drive

Building Photos - Interior



Building Photos - Interior



Building Photos - Interior



Section III

- Building Floor Plan
- Survey
- Plat

Building Floor Plans



(b) (7)(F)



First Floor

Building Floor Plans

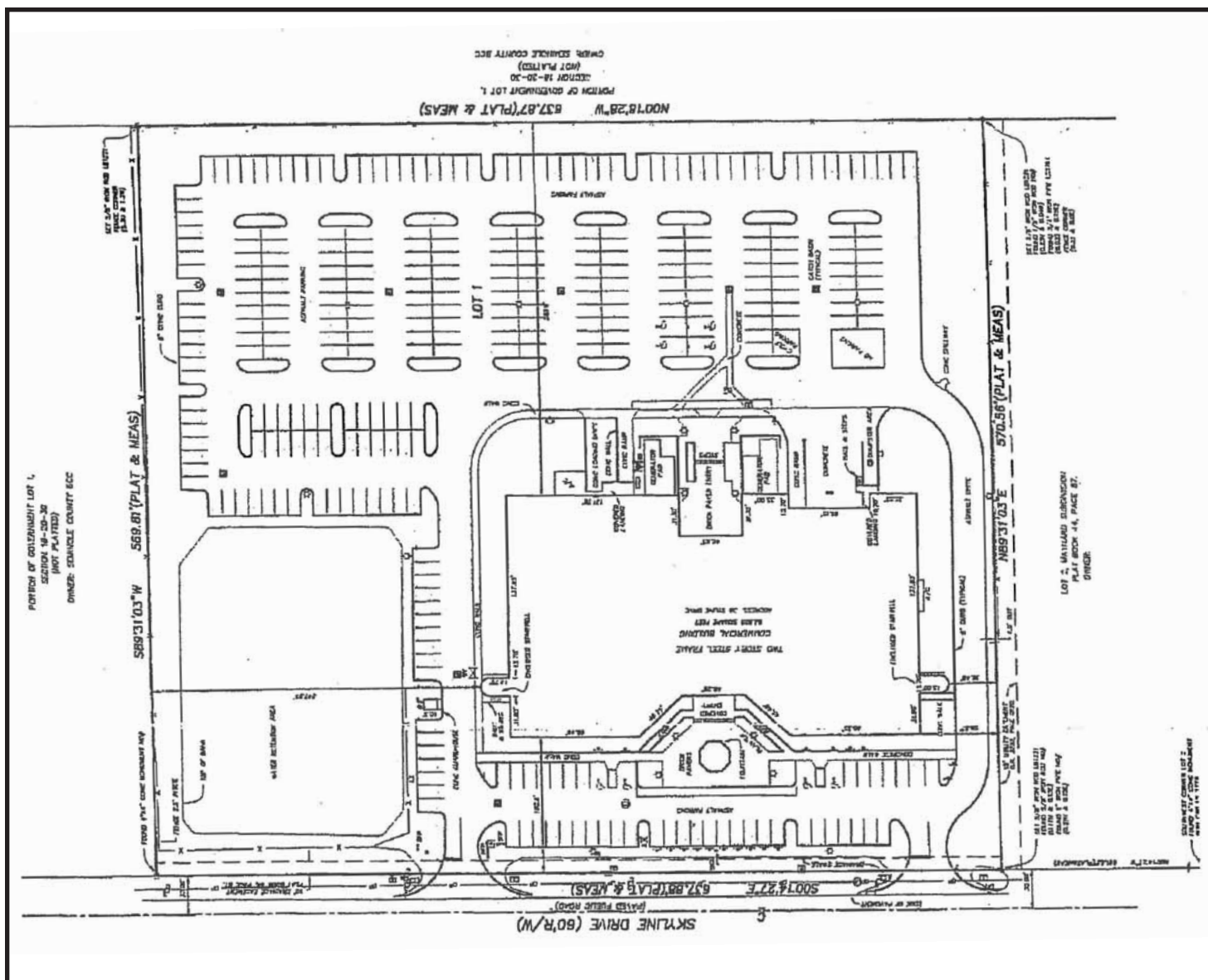


(b) (7)(F)

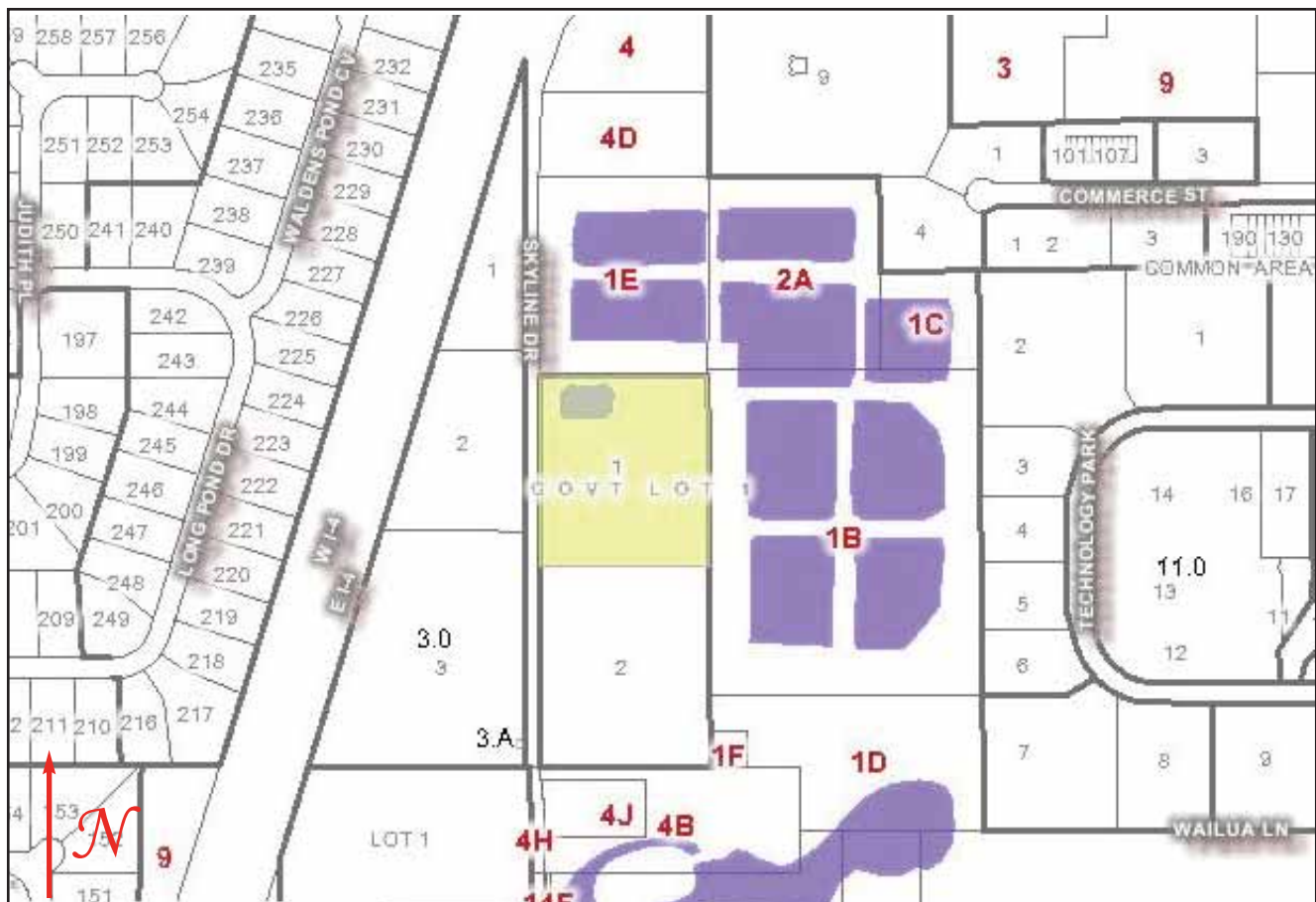


Second Floor

Site Plan



Plat



Section IV

- Lake Mary / Seminole County Demographics
- Major Seminole County Employers

Lake Mary/Seminole County



POPULATION TRENDS

1990	2000	2009	2015*
287,529	365,196	423,759	445,700

*Projected (medium)

Source: BEBR, Florida Population Studies 2010

POPULATION BY AGE

0-17	98,689
8-34	96,987
35-54	131,088
55-64	48,850
65 and over	48,184

Source: BEBR, Florida Population Studies 2010

DEMOGRAPHICS

MEDIAN AGE	37.6
-------------------	------

Source: BEBR, Florida Population Studies 2010

POPULATION BY CITY

Altamonte Springs	42,630
Casselberry	24,672
Lake Mary	14,615
Longwood	13,849
Oviedo	33,529
Sanford	53,816
Winter Springs	34,340
Unincorporated areas	206,308

Source: BEBR, Florida Population Studies 2010

With a business climate that fosters growth and quality development, Seminole County is one of Florida's fastest growing communities. Industry growth in the county has taken several forms. Most notable is the location of several corporate headquarters including AAA, Mitsubishi Power Systems, Ruth's Hospitality group, Scholastic Book Fairs and Sears Home Improvement Products. There has been an emergence of many high tech companies like Convergys, Faro Technologies, NCR, Symantec and TEAM Information Services. Financial service companies providing mortgage services have also clustered along the I-4 corridor. Mellon, Fiserv, The Hartford, FIS, Pershing and Universal American Financial have established here.

Expansion is seemingly on-going at the Orlando Sanford International Airport (OSIA), including new facilities and a parking garage, as well as infrastructure and road improvements in and around the complex. Coupled with the state's largest foreign trade zone designation, FTZ #250, OSIA has become a targeted area of development and a center for international travel, trade and investment.

Seminole County has prepared for growth with everything from an expressway/by-pass, improved roadways and pre-approved development sites to specialized job training and infrastructure incentives. The area around the expressway has been dubbed SeminoleWay which is a targeted area for development to attract high-wage jobs and businesses. The county's public school system is rated the best in the state and among the top 100 nationally; and the community college is the 11th fastest growing nationwide. The median household income is the highest in the region and 4th highest in Florida. This community is not only well prepared to do business with business but, is also renowned for beautiful neighborhoods and abundant natural beauty.

As one of the top economic development groups in the world, the Metro Orlando Economic Development Commission (EDC) generates new business investment, fosters technology industry growth, international trade, and film/entertainment production for Seminole County and the rest of the four-county Metro Orlando region. The EDC also works to ensure that companies remain, flourish and expand here.

301 East Pine Street, Suite 900 ▲ Orlando, Florida 32801 ▲ 407.422.7159 ▲ 407.425.6428 fax ▲ E-mail: info@OrlandoEDC.com

OrlandoEDC.com

Putting imagination to work
ORLANDO

Lake Mary/Seminole County



LABOR*

Labor Force	240,476
County Unemployment Rate	10.4%
National Unemployment Rate	9.1%
Florida Unemployment Rate	11.6%
Metro Orlando Unemployment Rate	11.3%

*Note: Data is compiled monthly, not seasonally adjusted

Source: Florida Agency for Workforce Innovation, Labor Market Statistics - Dec. 2010

EDUCATION

Seminole County schools are renowned for excellence:

- Seminole State College of Florida, the nation's 11th fastest growing community college, was voted best community college in Florida by *Florida Monthly*.
- *Newsweek* magazine ranked Seminole County high schools among the top 3% in the nation.
- *Money* magazine's list of the top 100 school districts ranked Seminole County among the nation's highest quality education systems.
- The National School of Excellence designation has been awarded to three schools located in Seminole County.
- For the past 30 years, SAT scores in Seminole have consistently exceeded state and national averages.
- Over 46% of Seminole County teachers have a doctorate, specialist, or master's degree, exceeding the national average.
- 80% of high school graduates go on to higher education.
- 65 students recognized as National Merit Semi-finalists.



	Elementary	Middle School	High School
# Schools	41	12	14
# Students	28,656	15,456	20,816

Source: Florida Dept. of Education, 2008-2009 School Year

Number of High School Graduates

Source: Florida Dept. of Education, 2009-2010 School Year

Test Scores	Mean
SAT Scores	1533
ACT Scores	20.9

Source: Florida Dept. of Education, 2009-2010 School Year

Education Profile

Graduate Degree	10.7%
Bachelor's Degree	23.4%
Associate's Degree	9.1%
Some College (no degree)	21.7%
High School Graduate	26.5%
Grade 9-12 (no diploma)	6.0%
Grade k-8	2.5%

Total Population Age 25+ 283,064

Source: Decision Data Resources - Spring 2010 estimates

MAJOR EMPLOYERS

Seminole County Public Schools	9,145
Chase Card Services	2,040
Seminole County Government	1,446
Convergys Corporation	1,400
Florida Hospital - Altamonte Springs	1,400
Seminole State College of Florida	1,350
Sprint PCS	1,200
Central Florida Regional Hospital	878
American Automobile Association	867
Orlando Regional South - Seminole	811
Symantec	800
AT&T	700
Florida Extruders International Inc.	600
Fiserv Inc.	565
CuraScript	546
Sunguard Public Sector	500
The Hartford	500
Progress Energy	469

Source: Lexis Nexis, Narris InfoSource & Direct Company Contacts

EMPLOYMENT BY INDUSTRY*

	% of Total
Leisure & Hospitality	20.1%
Professional & Business Services	16.3%
Education & Health Services	11.9%
Retail Trade	11.4%
Government	11.7%
Financial Activities (FIRE)	6.0%
Construction	4.8%
Other Services	4.8%
Wholesale Trade	3.8%
Manufacturing	3.7%
Transportation, Warehousing, & Utilities	3.0%
Information	2.3%
Natural Resources & Mining	0.0%

*Note: Data reflects employment for Metro Orlando.

Source: Agency for Workforce Innovation, CES - Dec/2010

TAXES

Personal Income Tax	None
Personal Property (millage rate)	13.2946 - 19.5089
Corporate Income Tax	5.5%
Sales Tax	7%

Source: Seminole County Property Appraiser & Tax Office - 2009

BUSINESS START-UPS*

2005	2006	2007	2008	2009
4,941	4,646	4,527	4,222	3,831

*Note: Does not include home-based businesses.

Source: www.MarketForceCorporation.com - latest data available



Lake Mary/Seminole County

FACILITIES

Total Industrial Market Summary

Total existing industrial space	27.13 million sq. ft.
Under Construction	0 sq. ft.
Current Vacancy Rate	9.8%
Lease Rate	\$7.63/sq. ft.
Net Absorption (YTD)	(244,539) sq. ft.

Source: Costar, 3rd Quarter 2010

Total Office Market Summary

Total existing office space	16.51 million sq. ft.
Under Construction	26,550 sq. ft.
Current Vacancy Rate	16.0%
Lease Rate	\$17.27/sq. ft.
Net Absorption (YTD)	3,808 sq. ft.

Source: Costar, 3rd Quarter 2010

HOUSEHOLD INCOME

Median Household	\$58,703
Per Capita	\$31,060

Source: Decision Data Resources - Spring 2010 estimates

HOUSING

	Nov. 2010	Dec. 2010
Median Home Price	\$117,050	\$120,500

Note: Data compiled monthly

Source: Orlando Regional Realtors Association - released Jan. 2010

AVERAGE COMMUTE TIME TO WORK (minutes)

2006	2007	2008	2009
25.4	25.8	26	25.6

Source: Census, American Community Survey - latest data available.



COST OF LIVING

The Florida Price Level Index (FPLI) was established by the Legislature to represent the costs of hiring equally qualified personnel across school districts. The index is constructed so that the population-weighted average is 100. Counties with index values above 100 contain 61.2% of the state's population. The index does not measure inflation and is produced annually.

	2006	2007	2008	2009
FPLI	99.98%	99.95%	100.07%	99.81%

Source: BEBR, Florida Price Level Index 2009

ORLANDO SANFORD INTERNATIONAL AIRPORT

- With over one million international charter arrivals annually, Orlando Sanford International (OSIA) is the third most active international airport in Florida and the 13th most active in the United States.
- International service is available through Icelandair, in addition to Direct Air and Allegiant Air, who also provide limited domestic service.
- Approved in 2001, Foreign Trade Zone #250 in Seminole County is the largest trade zone in the state. Its geographic boundaries encompass OSIA, the Port of Sanford, Sanford Central Park and various other industrial parks and sites throughout the county. The FTZ offers duty and tariff exemptions on imported materials used in the manufacturing of products for export, thereby reducing overall manufacturing costs.
- OSIA is also home to the 395-acre Sanford Airport Commerce Park and incubator, the Airport Enterprise Center, consisting of 13,500 square feet.
- The airport is pursuing approval to build Phase Two, a "mirror image" incubator building. A 50,000-square-foot cargo center in the commerce park enables cargo handling, pallet preparation and receiving.
- The commerce park offers rail service and is easily accessed by major roadways including the Central Florida GreeneWay.

RECENT ESTABLISHMENT ACTIVITY

Company	Investment (Millions)	Products/Services
Access Mediquip LLC	\$2.5M	Surgical Device/Implant Services
Avocet	\$5M	HQ/Parts Repair & Sales
Digimation	\$750,000	HQ/Digital Media
FedEx Ground	Unavailable	Distribution Center
Nomad Aviation, Inc.	\$300,000	HQ/Repairs & Fabrication
The Father's Table	\$2.5M	HQ/Baked Goods



We know that quality education is a leading site selection factor for companies. Seminole State College of Florida, and other colleges throughout the Orlando region, are working with business and industry now more than ever to develop specific programs that meet their workforce needs. //

Dr. Ann McGee, President
Seminole State College of Florida

INCENTIVES

COUNTY INCENTIVES

The Board of County Commissioners has established a Jobs Growth Incentive (JGI) Trust Fund for both new and existing companies. Seminole County will consider providing incentive dollars for items such as training, relocation expenses and development costs for companies that satisfy selected job creation and wage criteria. Preference is given to new construction and to companies locating in targeted areas within the County.

CITY INCENTIVES

Altamonte Springs

The city offers development incentives that reduce building and impact fees for qualified new construction projects within the Central Business District. To qualify, commercial and office projects must be at least 100,000 square feet. Mixed-use projects must be at least 150,000 square feet.

Oviedo & Winter Springs

These cities are willing to partner with Seminole County to create an incentive package for projects on a case-by-case basis for companies locating in targeted areas.

Casselberry, Lake Mary, Longwood & Sanford

These cities have worked in partnership with Seminole County to provide effective incentive packages for significant projects on a case-by-case basis.

STATE TAX INCENTIVES

- No state personal income tax
- No sales tax on food and medicine
- No state-level ad valorem tax
- No inventory tax
- No ad valorem tax on goods-in-transit
- Exemptions from sales tax on manufacturing machinery and equipment used in production
- Exemptions from sales tax on purchases of research and development equipment
- Exemptions from sales tax on electricity, steam and natural gas used in the manufacturing process
- Sales and use tax exemptions for research/development costs
- No sales tax on containers/packaging/materials incorporated into a final product
- No sales tax on boiler fuels
- Up front sales tax exemption for the motion picture, television and recording industries
- Tax refunds up to \$3,000 per job created for qualified target industries

STATE FINANCING INCENTIVES

- Industrial Development Revenue Bonds (IDRB) tax-exempt bond financing, offering below prime rates, for industrial and non-profit organizations with projects requiring \$1.25 to 10 million in bonds. Provided that the total of all of the borrower's capital expenditures during the period beginning 3 years prior to the issuance of the bonds and ending 3 years after the issuance of the bonds with respect to the borrower's facilities within the local jurisdiction, plus the amount of the bonds, will not exceed \$20 million. No limit for tax-exempt organizations.
- Enterprise Bonds provide tax-exempt bond financing at attractive rates for small to medium manufacturers requiring \$800,000 up to \$2 million.
- Enterprise Florida provides capital for start-ups, expansions, technology-transfer and businesses seeking to export goods and services.
- Florida First Capital Finance Corporation is a non-profit corporation certified to issue SBA debentures.
- International transactions are exempted from documentary stamp tax and international banking transactions are exempted from intangible tax.
- Florida Black Business Investment Board provides financing for black-owned businesses.

Updated 1.11

Founded in 1977, the EDC is a not-for-profit, public/private partnership serving Orange, Seminole, Lake and Osceola counties and the City of Orlando. For More Information about the Metro Orlando Economic Development Commission visit our website at www.OrlandoEDC.com or call 407.422.7159

"Putting imagination to work" is a registered service mark of the Metro Orlando Economic Development Commission.

Major Seminole County Employers

Company	City	Business Type	Employees
1 Florida Hospital	Altamonte Springs	Medical	1638
2 Sprint/Embarq	Altamonte Springs	Telecommunications Service	1459
3 Convergys	Heathrow	Technical Support/Billing	1417
4 Waste Pro of Florida	Sanford	Environmental Services	1316
5 South Seminole Hospital	Longwood	Medical	1039
6 American Automobile Association	Heathrow	Service	988
7 Chase Bankcard Service	Heathrow	Financial Services	907
8 United Parcel Service	Altamonte Springs	Parcel Service	862
9 Central Florida Regional Hospital	Sanford	Medical	857
10 Sears Home Improvement Products	Longwood	Home Improvement Products	713
11 Mitsubishi Power Systems	Lake Mary	Headquarters	660
12 Symantic Software Global LLC	Heathrow	Software	629
13 Brasfield & Gorrie, LLC	Lake Mary	Commercial Construction	625
14 Fiserv	Lake Mary	Software	603
15 D & A Building Services, Inc.	Longwood	Janitorial Services	602
16 BNY Investment	Lake Mary	Investment Mgmt. Services	589
17 Progress Energy	Lake Mary	Electric Utility	583
18 Wells Fargo Auto Finance	Lake Mary	Financial Services	564
19 Tri City Electrical Contractors	Altamonte Springs	Electrical Contractor	558
20 Farmers Group, Inc.	Lake Mary	Insurance	519
21 Del-Air Heating & Air Conditioning	Sanford	HVAC Service	510
22 Wharton Smith	Sanford	Construction	481
23 Central Florida Educators Federal C U	Lake Mary	Banking/Financial Services	400
24 Sungard HTE Inc.	Lake Mary	Software	384
25 Curascript	Lake Mary	Specialty Pharmacy	335

Major Seminole County Employers

	Company	City	Business Type	Employees
26	Allegiant Air	Sanford	Airline	307
27	Aerosim Flight Academy	Sanford	Training	305
28	Scholastic Book Fairs, Inc.	Lake Mary	Publishing	293
29	ABB Power	Lake Mary	Manufacturing	291
30	Liberty Mutual	Heathrow	Insurance	285
31	AHS Information Services	Lake Mary	Data Services	281
32	Featherlite Motorcoach	Sanford	Manufacturing	266
33	Florida Extruders International Inc.	Sanford	Manufacturing	228
34	Invacare Corporation	Sanford	Manufacturing	222
35	Hartford Insurance Group	Lake Mary	Insurance	215
36	Urban Trust Bank	Lake Mary	Banking/Financial Services	198
37	Faro Technologies	Lake Mary	Manufacturing	172
38	The Newport Group	Heathrow	Financial Services	172
39	AT&T	Lake Mary	Telecommunications	164
40	Insurance Office of America	Longwood	Insurance	163
41	Traffic Control Devices	Altamonte Springs	Service	153
42	Maronda Homes	Sanford	Manufacturing	144
43	Morton Electric	Longwood	Electrical Contractor	144
44	Business Objects, Inc.	Heathrow	Software	141
45	Consolidated Label Co.	Longwood	Manufacturing	141
46	Florida Stainless Fabricators	Oviedo	Manufacturing	135
47	Wiginton Fire Sprinklers	Lake Mary	Service	129
48	Reynolds Inliner LLC	Longwood	Manufacturing	129
49	Dearborn Electric	Winter Springs	Manufacturing	122



Response to Solicitation Number: 9FL2453 Orlando, FL

<u>Requirement</u>	<u>Details</u>
Address	2155 W Colonial Dr "Magic Mall" Orlando, FL 32801
Size Building and Rate	126,308 SF on 11.818 acres Fair market value full service rental rate
Description of ingress, egress	Two ways of ingress and egress
Parking Spaces	275 spaces
Outside the 100 year flood plain	Yes.
All services, supplies, utilities, and required tenant alterations will be provided as part of the rental consideration.	Yes.
Letter of Authority	pending
Ability to meet all the Government's requirements identified in this advertisement.	Yes.
Company Information	Office Space Brokers, LLC 4532 W. Kennedy Blvd. Suite 162 Tampa, FL 33609 Duns#: 080615775 John: JD@officespacebrokers.com (813) 289-3700 / Office (813) 404-6027 / Cell

Exterior Photo:



Within Delineated Area:



<u>Requirement</u>	<u>Details</u>
Address	355 E SR 436 Blvd, Fern Park, FL 32730
Size Building and Rate	127,209 SF on 11.40 acres Fair market value full-service rental rate
Description of ingress, egress	Two ways of ingress and egress
Parking Spaces	275 spaces
Outside the 100 year flood plain	Yes.
All services, supplies, utilities, and required tenant alterations will be provided as part of the rental consideration.	Yes.
Letter of Authority	Pending.
Ability to meet all the Government's requirements identified in this advertisement.	Yes.
Company Information	Office Space Brokers, LLC 4532 W. Kennedy Blvd. Suite 162 Tampa, FL 33609 Duns#: 080615775 John: JD@officespacebrokers.com (813) 289-3700 / Office (813) 404-6027 / Cell

Exterior Photo:



Within Delineated Area:

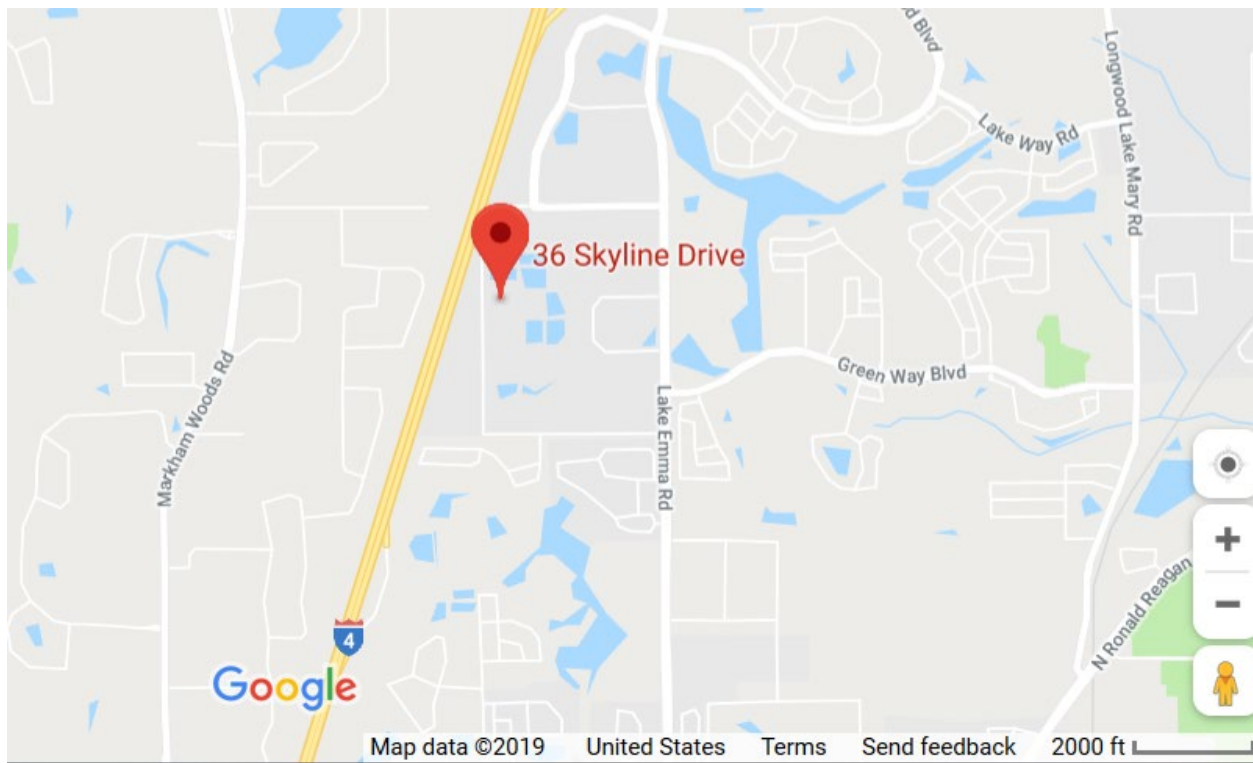


<u>Requirement</u>	<u>Details</u>
Address	36 Skyline Dr Lake Mary, FL 32746
Size Building and Rate	97,481 Fair market value full-service rental rate
Description of ingress, egress	Two ways of ingress and egress
Parking Spaces	275 spaces
Description of property	The building has had over \$2,000,000 in TI work just completed.
Outside the 100 year flood plain	Yes.
All services, supplies, utilities, and required tenant alterations will be provided as part of the rental consideration.	Yes.
Letter of Authority	Pending.
Ability to meet all the Government's requirements identified in this advertisement.	Yes.
Company Information	Office Space Brokers, LLC 4532 W. Kennedy Blvd. Suite 162 Tampa, FL 33609 Duns#: 080615775 John: JD@officespacebrokers.com (813) 289-3700 / Office (813) 404-6027 / Cell

Exterior Photo:



Within Delineated Area:



John Drinkard, Managing Principal | 4532 W Kennedy Blvd. Suite 162| Tampa, Florida 33609 |
(813) 289-3700-Office | (813) 404-6027-Direct



Megan Shulin - PRAA-C <megan.shulin@gsa.gov>

Response to Solicitation #9FL2463 Orlando, FL

Dolly@officespacebrokers.com <Dolly@officespacebrokers.com>

Tue, Aug 20, 2019 at 3:19 PM

To: Megan Shulin - PRAA-C <megan.shulin@gsa.gov>, John Drinkard <jd@officespacebrokers.com>

Cc: Susan Monene - PRAA-C <susan.monene@gsa.gov>

Megan,

This is another option that you may consider.

Thank you for replying to "reply all".

Dolly Ziegler

Personal Assistant to John Drinkard

dolly@officespacebrokers.com

www.OfficeSpaceBrokers.com

(813) 289-3700 / Office



Advocate. Innovate. Results. Integrity. Generosity.



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Add'l option Response to Sol 9FL2453.docx

2093K



Response to Solicitation Number: 9FL2453 Orlando, FL

<u>Requirement</u>	<u>Details</u>
Address and Building name	1801 S Semoran Blvd. Orlando, FL (1 st floor) Former Kmart
Size Building and Rate	114,000 SF Fair market value full-service rental rate
Description of ingress, egress	Two ways of ingress and egress
Parking Spaces	579 spaces for entire building, 11.96 acres
Outside the 100 year flood plain	Yes.
All services, supplies, utilities, and required tenant alterations will be provided as part of the rental consideration.	Yes.
Letter of Authority	Pending
Ability to meet all the Government's requirements identified in this advertisement.	Yes.
Company Information	Office Space Brokers, LLC 4532 W. Kennedy Blvd. Suite 162 Tampa, FL 33609 Dunns#: (b) (4) John: JD@officespacebrokers.com (813) 289-3700 / Office (b) (6) / Cell

Exterior Photo:



Within Delineated Area:



John C. Drinkard, Managing Principal | Office Space Brokers, LLC | 4532 W. Kennedy Blvd. Suite 162 Tampa, FL 33609
(813) 289-3700 Office; (b) (6) Direct



Susan Monene - PRAA-C <susan.monene@gsa.gov>

Re: Solicitation 9FL2453

3 messages

Megan Shulin - PRAA-C <megan.shulin@gsa.gov>
To: Yoni Fox <yonifox1@gmail.com>
Cc: Susan Monene - PRAA-C <susan.monene@gsa.gov>

Mon, Aug 19, 2019 at 2:36 PM

Yoni,

We are planning on touring buildings later this week and we have your building down for **Friday, August 23rd from 10:00 - 10:30am**. This is still tentative but if it changes we will let you know ASAP. Please let me know who will be there meeting us and a good cell phone to call if we are running ahead of or behind schedule. Thanks! And sorry for the last minute notice.

Megan Shulin | Broker Contractor

Public Properties

1010 Wisconsin Avenue, Suite 650 | Washington, DC 20007

O: 202.652.4188 | C: (b) (6) megan.shulin@gsa.gov

Websites: www.gsa.gov/gls | www.ppwashdc.com

On Fri, Aug 16, 2019 at 5:47 PM Yoni Fox <yonifox1@gmail.com> wrote:
Megan,

Please find my response to solicitation 9FL2453 in this email.
I am submitting the travelodge at [1850 W Landstreet Rd. Orlando, FL 32809](#) for solicitation 9FL2453.

Thank you,

--
Yoni Fox, Esq.
3057882118

Megan Shulin - PRAA-C <megan.shulin@gsa.gov>
To: Susan Monene - PRAA-C <susan.monene@gsa.gov>

Tue, Aug 20, 2019 at 9:11 AM

Here you go.
[Quoted text hidden]

2 attachments **Travelodgepunchlist.docx**
75K **1850FemaFloodMap.pdf**
4819K

Susan Monene - PRAA-C <susan.monene@gsa.gov>
To: Megan Shulin - PRAA-C <megan.shulin@gsa.gov>

Tue, Aug 20, 2019 at 9:50 AM

Thank you!



Contract Holder

Susan O. Monene | Project Coordinator

Public Properties

1010 Wisconsin Avenue, Suite 650 | Washington, DC 20007

O: 202.652.4187 | C: (b) (6) | susan.monene@gsa.gov

Websites: www.gsa.gov/gls | www.ppwashdc.com

[Quoted text hidden]

- (1) Building name/address; Travelodge at 1850 W Landstreet Rd. Orlando, FL
- (2) Age of building; 1984 re-modeled 2018
- (3) Date of space availability; Immediately
- (4) Total existing gross square feet, and gross square feet per floor; 105,673 35,225 per floor
- (5) ANSI/BOMA office area (ABOA) square feet to be offered; 105,000
- (6) Site plan depicting the building, land acreage, and parking;
- (7) Floor plan and gross square footage of proposed space;
- (8) Location on map demonstrating the building lies within the delineated area;
- (9) Federal Emergency Management Agency map demonstrating that the property lies outside the 100-year floodplain;
- (10) Name of owner and name and contact information of authorized contact; Yoni Fox (b) (6)
- (11) Evidence of ownership. Non-Owners (e.g. brokers) must provide evidence of authority granted by property owner to submit the property;
- (12) Any information related to title issues, easements, or restrictions on the use of the building; and
- (13) Evidence that the Government's intended use is permissible by zoning in the proposed location. Property is in Orange County and zoned C1



Response to Solicitation Number: 9FL2453 Orlando, FL

<u>Requirement</u>	<u>Details</u>
Address	2155 W Colonial Dr "Magic Mall" Orlando, FL 32801
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Description of ingress, egress	Two ways of ingress and egress
Parking Spaces	275 spaces
Outside the 100 year flood plain	Yes.
All services, supplies, utilities, and required tenant alterations will be provided as part of the rental consideration.	Yes.
Letter of Authority	pending
Ability to meet all the Government's requirements identified in this advertisement.	Yes.
Company Information	Office Space Brokers, LLC 4532 W. Kennedy Blvd. Suite 162 Tampa, FL 33609 Duns#: 080615775 John: JD@officespacebrokers.com (813) 289-3700 / Office (813) 404-6027 / Cell

Exterior Photo:



Within Delineated Area:





Megan Shulin - PRAA-C <megan.shulin@gsa.gov>

Expression of Interest (9FL2453) - 11423 Satellite Blvd Orlando, FL

2 messages

Katherine Lawson <klawson@fdstonewater.com>

Fri, Aug 16, 2019 at 10:25 AM

To: Megan Shulin - PRAA-C <megan.shulin@gsa.gov>, Bradford Seifert - PRAA-C <bradford.seifert@gsa.gov>

Cc: "Keitra.harris@gsa.gov" <Keitra.harris@gsa.gov>, Richard Mann <rmann@fdstonewater.com>

Megan and Brad,

Please see the attached Expression of Interest for the solicitation mentioned above. If you have any questions, please don't hesitate to reach out to Richard or myself.

Thank you,

Katherine

Katherine Lawson

FD STONEWATER1001 19th St N Suite 1401 | Arlington, VA 22209T 703.537.7633 | (b) (6) | klawson@fdstonewater.com*A Washington Business Journal 2019 Best Places to Work Honoree***Expression of Interest (9FL2453) - 11423 Satellite Blvd Orlando, FL.pdf**

445K

Megan Shulin - PRAA-C <megan.shulin@gsa.gov>

Fri, Aug 16, 2019 at 10:35 AM

To: Katherine Lawson <klawson@fdstonewater.com>

Cc: Bradford Seifert - PRAA-C <bradford.seifert@gsa.gov>, "Keitra.harris@gsa.gov" <Keitra.harris@gsa.gov>, Richard Mann <rmann@fdstonewater.com>

Received. Thank you, Katherine.

Our market survey is set for August 23rd. We will be in touch with you on Monday with the time for the tour.

Megan Shulin | Broker Contractor

Public Properties

1010 Wisconsin Avenue, Suite 650 | Washington, DC 20007

O: 202.652.4188 | C: (b) (6) megan.shulin@gsa.gov

Websites: www.gsa.gov/gls | www.ppwashdc.com

[Quoted text hidden]



Megan Shulin - PRAA-C <megan.shulin@gsa.gov>

9FL2453 | GSA Seeking 92,417 NUSF in Orlando, FL

Philip Perry <philipperry@rookerco.com>

Fri, Aug 16, 2019 at 1:30 PM

To: Megan Shulin - PRAA-C <megan.shulin@gsa.gov>

Cc: Susan Monene - PRAA-C <susan.monene@gsa.gov>

Megan-

Please find attached our expression of interest for ORR in Orlando, FL. I am continuing to vet the zoning/allowable uses and what that special use permit process looks like in the City of Bushnell. I'll keep you posted.

Have a good weekend.

Philip

Philip Perry

Vice President, Development

Direct: 678-367-4218

Mobile: (b) (6)

Email: philipperry@rookerco.com



445 Bishop St. NW
Atlanta, GA 30318
www.rookerco.com

To visit Rooker's Government website click [here](#).

From: Susan Monene - PRAA-C <susan.monene@gsa.gov>

Sent: Wednesday, August 7, 2019 9:19 AM

Cc: Megan Shulin - PRAA-C <megan.shulin@gsa.gov>

Subject: 9FL2453 | GSA Seeking 92,417 NUSF in Orlando, FL

Dear Brokers,

[Quoted text hidden]

8/16/2019

GSA.gov Mail - 9FL2453 | GSA Seeking 92,417 NUSF in Orlando, FL



Rooker - Expression of Interest 9FL2453 - 8.16.2019.pdf
5964K



August 16, 2019

Megan Shulin
Broker Contractor
Public Properties
1010 Wisconsin Ave NW
Suite 650
Washington, DC 20007

Re: Expression of Interest for #9FL2453

Megan,
Please allow this letter to serve as Rooker Properties' expression of interest in the above referenced project. Rooker Properties is submitting 1 site for consideration:

1. Land along C-475 in Bushnell, FL – (over 800 acres, of which we would subdivide 10-20 acres for GSA)

This location is within the delineated area included in the FBO advertisement on August 2, 2019. This is a raw land site where we propose to build a new single-tenant building, parking, and recreation area for GSA/ORR, meeting all of the RLP/Lease/Special Requirements.

During the consideration of this submittal, if any additional information is required, please feel free to contact me at 678-367-4216.

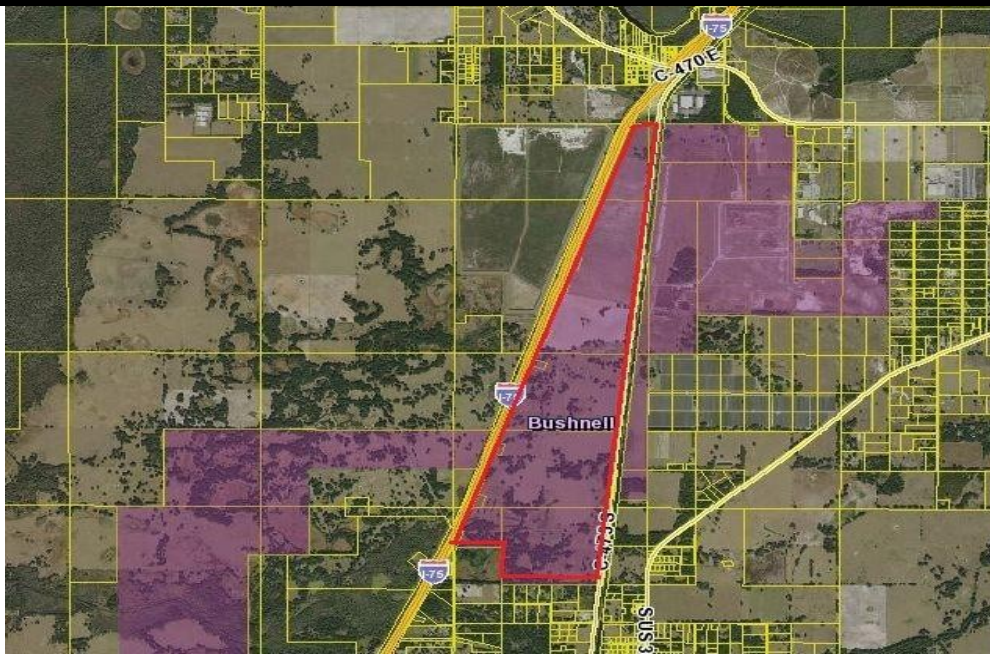
Sincerely,

(b) (6)

Philip Perry
Vice President
Rooker Properties

Enclosures

**858 Acres on
C-475
Bushnell, FL**



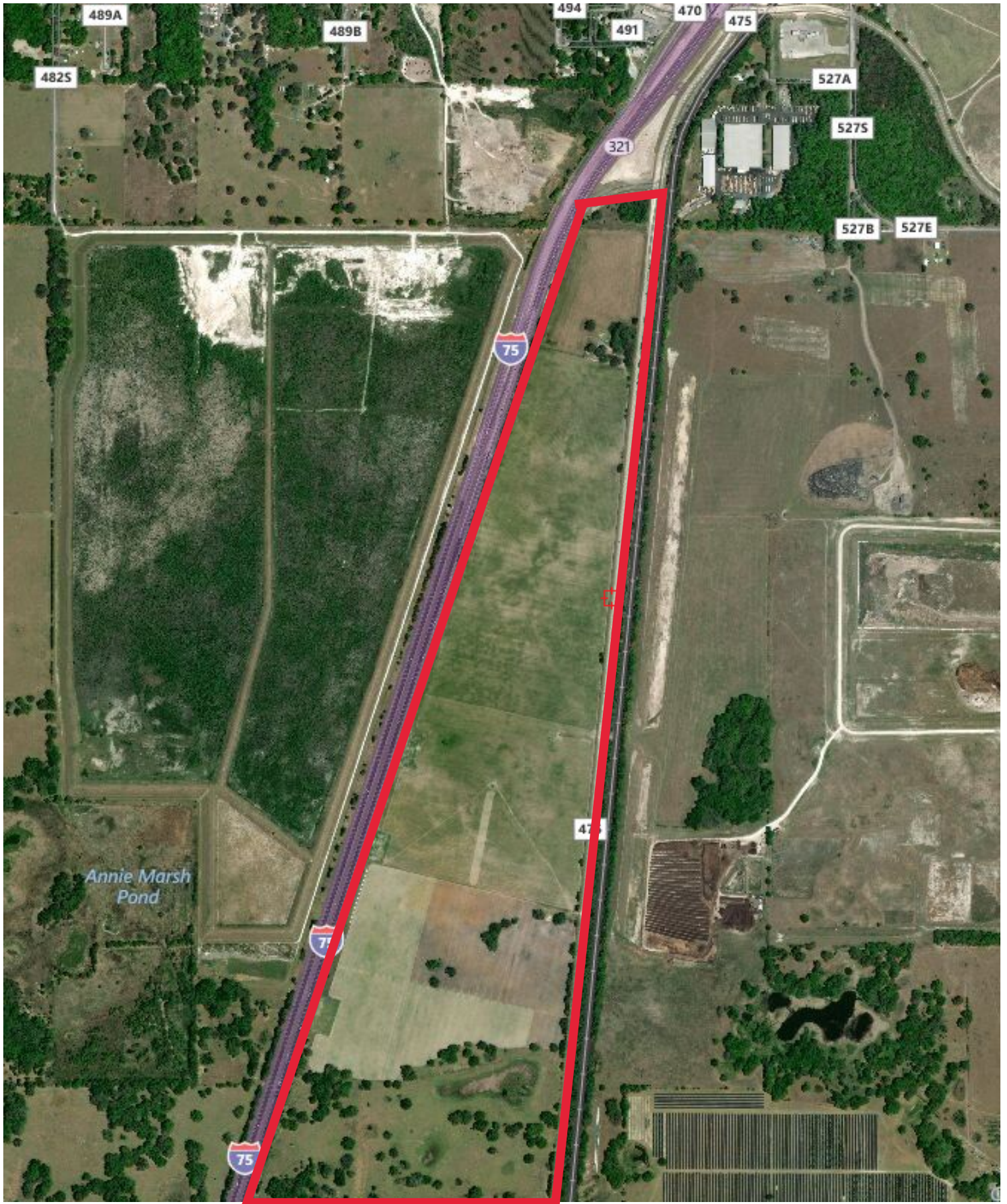
**858 ACRES ZONED
NMU, C3/CM, and I-2**

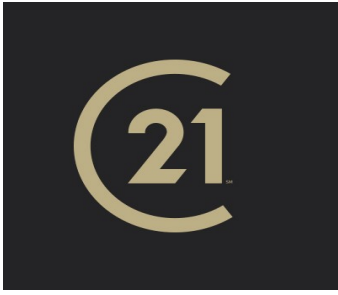
- Located at the I-75 and C-470 interchange
- 3 miles of frontage along C-475 and I-75
- City of Bushnell
- 60+/- acres of commercial zoning, 228+/- acres of industrial zoning, 570+/- acres of neighborhood mixed use zoning

PROPERTY DESCRIPTION

First time on market....Approximately 858 vacant acres situated in Sumter County, FL. The property is located at the I-75 and C-470 interchange. Sumter County is home to The Villages and is experiencing tremendous growth. Recent acquisitions suggest continued southerly expansion of The Villages development. The FL Turnpike is situated to the east of the property and accessed via the C-470 interchange. The proximity of the FL Turnpike and I-75 to the property provides convenient access to Tampa and Orlando.

The property includes approximately 3 miles of frontage along C-475 and I-75. The property is situated within the jurisdiction of the City of Bushnell and is entitled with commercial, industrial, and neighborhood mixed use zoning classifications. The commercial zoned portion consists of 60+/- acres, the industrial zoned portion consists of approximately 228 acres, and the neighborhood mixed use portion consists of approximately 570 acres.





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TRAFFIC COUNT INFORMATION

According to the Sumter County Traffic Count
report for C-475 -

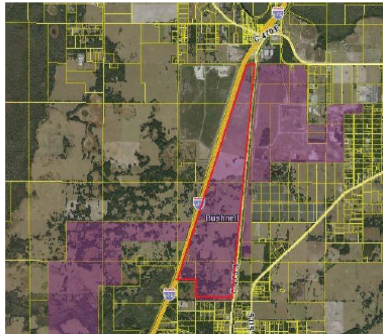
ADA—8,853



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G5007439 C-475, BUSHNELL, FL 33513



(b) (4)

First time on market....Approximately 858 vacant acres situated in Sumter County, FL. The property is located at the I-75 and C-470 interchange. Sumter County is home to The Villages and is experiencing tremendous growth. Recent acquisitions suggest continued southerly expansion of The Villages development. The FL Turnpike is situated to the east of the property and accessed via the C-470 interchange. The proximity of the FL Turnpike and I-75 to the property provides convenient access to Tampa and Orlando. The property includes approximately 3 miles of frontage along C-475 and I-75. The property is situated within the jurisdiction of the City of Bushnell and is entitled with commercial, industrial, and neighborhood mixed use zoning classifications. The commercial zoned portion consists of 60+/- acres, the industrial zoned portion consists of approximately 228 acres, and the neighborhood mixed use portion consists of approximately 570 acres. This listing includes all of the contiguous property; however, we are also marketing the 60 commercial acres, the 228 industrial acres, and the 570 acres of neighborhood mixed use separately.

Land, Site, and Tax Information

SE/TP/RG: 15, 16, 21, 28, 33-20-22	Zoning: NMU, C3/CM, I-2	Block/Parcel: N/A
Subdivision #:	Future Land Use:	Front Footage: 15,840
Tax ID: <u>J16=014, J15=018, J21=001, J28=008, J28=</u>	Zoning Comp: Yes	Front Exposure:
Taxes: \$1,757	Tax Year: 2017	Lot #: 0
Homestead:	Annual CDD Fee:	Other Exemptions:
Add Parcel: Yes	Additional Tax IDs:	
Legal Desc: Sumter County parcels of record J16=014, J15=018, J21=001, J28=008, J28=003, J33=002 see	Complex/Comm Name:	Mill Rate:
deeds in file for legal descriptions	Land Lease Fee:	
Ownership: Fee Simple	Lot Size Acres: 858.00	Lot Size SqFt: 37,374,480
Book/Page: N/A	Waterfront Ft: 0	
Lot Dimensions: irregular		
Water Frontage: No		
Utilities: BB/HS Internet Available, Electricity Available		
Water: None		
Sewer: None		
Fences: Boundary Fencing		

Community Information

HOA / Comm Assn:	HOA Fee:	HOA Pmt Sched:	Mo Maint\$(add HOA):
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Realtor Information

(b) (4)



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PUD "Planned Unit Development" This district is established to implement comprehensive plan policies for promoting smart growth principles, negotiating innovative development concepts, design amenities, and measures intended to encourage unique planning concepts not attainable with certainty under conventional zoning or to protect environmentally, historically, or archaeologically significant sites.

A. Residential PUD. Single- and Multi-family residential dwelling units provided, however PUD's located within the single-family overlay district of the Future Land Use Map utilizing multi-family units within the PUD cannot exceed 49% of the housing stock, on-site recreational facilities and on-site day care facilities, convenience store and personal services intended to service the principal use.

B. Community Mixed Use PUD. Conventional single family attached, conventional single family detached, townhomes, multi-family units, residential units above commercial; commercial uses, such as local retail sales and service, offices, and service facilities; educational and civic uses. Other uses deemed appropriate and incidental to the primary use by the BACE.

1. Design Standards

A) A minimum land area of ten (10) acres.

B) The proposed uses within the Development must comply with the following table:

Use	Minimum	Maximum
Residential	25%	65%
Commercial	5%	30%
Parks & Open Space	25%	

C) The location of the commercial center so that it is easily accessible by pedestrians from as many residential areas as possible.

D) A network of open space in the form of squares, plazas, parks, greens and similar open space design.

E) Individual buildings shall be related to each other in design, masses, materials, placement and connections to provide a visually and physically integrated development.

F) There shall be an adequate amount of pedestrian walks to prevent pedestrian use of vehicular ways and parking spaces and to separate pedestrian walks from general vehicular traffic.

2. Performance Standards

A) The proposed density and intensity standards must comply with the following table:

Use	Minimum	Maximum
Residential Density within the Center of Development	5 units/acre	8 units/acre
Residential Density within the Edge of Development	1 unit/acre	4 units/acre
Parks & Open Space	25%	N/A
	FAR	ISR
Commercial Uses within Commercial Center	.50	.70
Commercial Uses within the Edge of Development	.25	.70

C. Neighborhood Mixed Use PUD. Conventional single family attached, conventional single family detached, townhomes, residential units above commercial; commercial uses, such as neighborhood retail sales and service, and offices; educational and civic uses. Other uses deemed appropriate and incidental to the primary use by the BACE.

1. Design Standards

A) A minimum land area of ten (10) acres.

B) The proposed uses within the Development must comply with the following table:



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Use	Minimum	Maximum
Residential	40%	65%
Commercial	5%	30%
Parks & Open Space	20%	

- C) The residential density shall not exceed 4 units per acre.
- D) The location of the commercial center so that it is easily accessible by pedestrians from as many residential areas as possible.
- E) A network of open space in the form of squares, plazas, parks, greens and similar open space design.
- F) Individual buildings shall be related to each other in design, masses, materials, placement and connections to provide a visually and physically integrated development.

2. Performance Standards

- A) Non-residential uses shall not exceed a Floor Area Ratio (FAR) of 0.20.
- B) Non-residential uses shall not exceed a Maximum Impervious Surface Ratio (ISR) of 0.50.
- C) A single commercial use cannot exceed 30,000 square feet in size.

D. Commercial PUD. Commercial uses as permitted under the C-1, C-2 and C-3 zoning districts and other uses deemed appropriate and incidental to the primary use by the BACE.

E. Industrial PUD. Industrial uses as permitted under the I-1 and I-2 zoning district, commercial uses intended to service the primary uses and other uses deemed appropriate and incidental to the primary use by the BACE.

- 1. Maximum density/intensity. The maximum density/intensity allowed within the PUD shall be as allowed within the overlay land use districts as delineated on the Future Land Use Map.
- 2. PUD land uses. Land uses proposed within a PUD must conform to uses allowed within the land use designations of the Future Land Use Map of the Comprehensive Plan.
- 3. Minimum parcel size. The minimum size of any parcel shall be five (5) acres for commercial or industrial PUDs. The minimum size for any residential PUD shall be ten (10) acres.
- 4. Unified ownership. All land within the PUD shall be under the ownership or control of the applicant at the time of execution of the development agreement whether the applicant be an individual, partnership or corporation, or groups of individuals, partnerships or corporations.
- 5. Setbacks and buffering. Setback requirements within the PUD shall be flexible; however, in no case shall the setback be less than ten (10) feet between structures or zero-lot-line if structures abut.
- 6. Open space requirements. A minimum of twenty (20) percent for mixed use, commercial or industrial shall be established and maintained as common open space (which includes common green space left in its natural condition) or common facilities. No area shall be accepted as common open space unless it satisfies the following standards:
 - A) Common open space shall be dedicated to and useable by all residents of the planned unit development or specific phase thereof.
 - B) Common open space set aside for recreational use shall be suitably improved for its intended use. Such improvements may include aesthetic, amenities, buffering or recreational facilities.
 - C) Common green space set aside for the preservation of natural features or listed species habitats, or for buffering purposes shall remain undisturbed and be protected by conservation easements.
 - D) Common open space shall not be used for the construction of any structures other than recreational facilities and incidental maintenance buildings.
 - E) Common open space shall be maintained by the Property Owners Association.
- 7. Pre-application conference. It is required that a pre-application conference be held with the Zoning Administrator by the developer or the developer's representatives in order to verify the steps necessary for application and review, and to discuss potential issues regarding the PUD proposal.



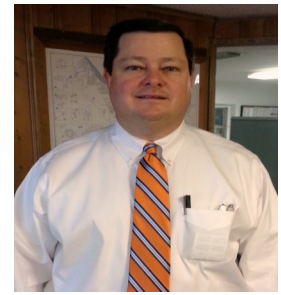
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8. Application. Application shall be made to the City utilizing the rezoning application form provided by the City. The application shall be accompanied by the appropriate review fee, seven (7) copies of the Conceptual Development Plan and supporting documentation prepared in accordance with the requirements of this Code and one (1) electronic copy in a PDF format.
 - A) Conceptual development plan. In order to implement the goals and policies of the Comprehensive Plan and to streamline the development review process, the applicant shall prepare a Conceptual Development Plan to be submitted prior to the first rezoning hearing for review by the City staff. The Conceptual Plan shall be drawn to a scale acceptable to the Zoning Administrator but in no instance to a scale smaller than one inch equals one hundred feet (100) and shall include the following:
 1. Boundary of subject property.
 2. Major natural features such as lakes, streams, wetlands, and natural communities.
 3. Existing or proposed streets abutting the project and within a three hundred foot (300') area surrounding it.
 4. Generalized location map and legal descriptions, including acreage.
 5. Proposed land use types and their location.
 6. Gross densities.
 7. Typical lot sizes showing setbacks and dimensions.
 8. Number of units and type.
 9. Square footage for commercial or industrial buildings.
 10. Adjacent zoning.
 11. Anticipated internal major road network.
 12. Maximum building heights.
 13. Anticipated phasing plan (If applicable).
 14. A statement of the proposed method of providing water service, fire protection, sewage disposal and stormwater management. Indicate location of nearest potable water, sanitary sewer and reuse lines to the project.
 15. Percentage and acreage of open space and location.
 16. Percentage and acreage of parks/recreation and location.
 17. Typical road section.
 18. Soils and 100-year flood prone areas.
 19. Project name.
 20. Existing topography at one-foot contours
 21. Net living area for each type of dwelling unit.
 22. Parking and loading facilities.
 23. Aerial indicating the approximate size and location of major tree groupings and those trees with a diameter of least sixteen inches (16").
- Required Documentation. The application for a PUD shall require documentation and/or analyses in support of the application and shall include:
 1. Traffic Impact Study (TIS). The applicant shall submit a TIS pursuant to Chapter 65 of this Code.
 2. Preliminary Environmental Assessment prepared by an ecologist, biologist, or similar professional.
 3. Preliminary Concurrency Analysis. The analysis shall include calculations of the projected demands generated by the proposed development on public facilities and the availability of such facilities to serve the proposed project.
 4. Any other information deemed pertinent by the Zoning Administrator, Board of Adjustment and Code Enforcement, and the City Council.
9. Application review process.
 - A) The approval process shall be the same as that followed for rezoning.
 - B) City Staff Review. Once the application has been determined to be complete by the Zoning Administrator the application will be reviewed by City staff for compliance with all applicable City regulations.
 - C) Re-submittal. Re-submittal of the Conceptual Development Plan reflecting revisions required by Staff comments shall be made at least ten (10) working days prior to the scheduled Board of Adjustment and Code Enforcement hearing.



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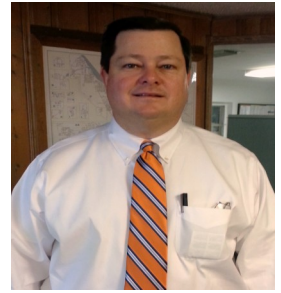


- D) Board of Adjustment and Code Enforcement action. Staff shall prepare a report of finding for presentation at a public hearing by the Board of Adjustment and Code Enforcement. The Board of Adjustment and Code Enforcement shall consider the application, all supporting documentation, and the Staff report at a regularly scheduled meeting to determine if the submittal meets the requirements of this Code. Upon consideration of the staff and public comments, the Board shall take one of the following actions:
 - 1. Postpone the consideration of the application until the next regularly scheduled meeting to allow for the resolution of outstanding issues.
 - 2. Recommend that the application be approved.
 - 3. Recommend that the application be approved with conditions.
 - 4. Recommend that the application be denied.
- E) City Council approval. The City Council shall consider the submitted plan and rezoning application at a regularly scheduled meeting to determine if the submittal meets the requirements of this Code. Upon consideration of the comments of the staff, the public, and the recommendation of the Board of Adjustment and Code Enforcement, the City Council shall take one of the following actions:
 - 1. Postpone the consideration of the application until the next regularly scheduled meeting to allow for the resolution of outstanding issues.
 - 2. Approve the application.
 - 3. Approve the application with conditions.
 - 4. Deny the application.
- 10. Alterations to conceptual development plan. All alterations to the approved Conceptual Development Plan shall be classified as either substantial or non-substantial alterations as determined by the Zoning Administrator. The following criteria shall be used to identify a substantial alteration.
 - A) A change which would include a land use not previously permitted under the approved PUD zoning.
 - B) A change that would increase the land use intensity by ten (10) percent within any development phase without a corresponding decrease in some other portion of the overall PUD.
 - C) A change that would require an amendment to the conditions approved by the City Council.Alterations to the Conceptual Development Plan which are determined to be substantial must be submitted with plans, support data and fee for review by City staff, the Board of Adjustment and Code Enforcement, and the City Council.
- 11. Execution of master development agreement. The second reading of the ordinance for designating any land as a PUD shall not take place until the developer has provided an executed copy of the master development agreement to the Zoning Administrator or designee. The document shall be a fully corrected copy which addresses all issues discussed prior to the scheduled second reading. The document shall also include reduced copies of the revised Conceptual Development Plan exhibits. If there are no additional requirements, corrections or conditions attached by the City Council at the second reading, the executed document shall be signed by the City Manager and Mayor and forwarded to the County Clerk for recording. If there are additional requirements, corrections or conditions attached by the City Council at the second reading, the applicant shall revise the development agreement and Conceptual Development and return the documents to the Zoning Administrator within thirty (30) days for execution and recording. The requirement to return the document within thirty (30) days shall be specified by the City Council as a condition for approval of the rezoning.
- 12. Timely resubmission.
 - A) Failure to meet any of the resubmission deadlines cited above shall require the filing of a new application, including the appropriate review fees.
 - B) Extension of re-submittal deadlines. The Zoning Administrator may extend the deadlines cited above when warranted by unforeseeable events. A request for extension shall be filed in writing with the City explaining the circumstances justifying the extension.



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13. Expiration of master development agreement. Any master development agreement executed and recorded after the adoption of this development code shall be required to include an expiration date or series of expiration dates tied to specific improvements or phases. Such date(s) shall be determined based upon the size of the project, installation of physical improvements, and any other factors pertinent to the specific proposal. If the City should determine that the developer has failed to satisfy the requirements necessary to avert expiration, the development agreement shall become null and void, and approval of any additional final development plans for the PUD shall not be permitted without resubmission and approval of a new development agreement in accordance with the procedures established in the development code.
14. Final development plan approval. Unless otherwise noted within the development agreement, final development approval for subdivisions or site plans within the PUD shall be required in accordance with the general procedures established by this Code.



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C-3 "General Business Arterial" This district is established to implement comprehensive plan policies to encourage economic activity and local employment opportunities. This district is intended for uses that generate large volumes of traffic. Sites will be primarily located on SR 48, CR 475, CR 48, and U.S. 301.

1) Permitted uses.

- A) Offices.
- B) Laundromat and dry cleaning retail stores.
- C) Convenience stores with or without fuel service.
- D) Licensed day care centers.
- E) Adult congregate living facilities/skilled nursing.
- F) Financial services.
- G) Retail sales and services/outdoor display.
- H) Business services.
- I) Office complex.
- J) Medical office/clinics.
- K) Bakery/deli.
- L) Banks.
- M) Game/indoor recreation facilities.
- N) Health/exercise clubs.
- O) Theaters.
- P) Clubs, lodges and fraternal organizations.
- Q) Parking garages.
- R) Bars and lounges associated with restaurant use.
- S) Restaurants.
- T) Hotels/motels.
- U) Car wash.
- V) Repair shops except paint and body.
- W) Mobile food vendors.
- X) Truck stops.
- Y) Shopping center/malls.
- Z) Commercial recreation/entertainment/fitness facility.
- AA) Rental storage facilities.
- BB) Flea market.
- CC) Kennels.
- DD) Commercial portable or temporary structures.
- EE) Commercial accessory structures/pole barn.
- FF) RV Parks.
- GG) Carnival/circus.
- HH) Outdoor storage except parts and salvage.
- II) Churches-parsonage.
- JJ) Compound use.
- KK) Private schools.
- LL) Produce shipping and packing.
- MM) Wholesale commercial warehousing.
- NN) Bulk storage of fuel or other chemicals.
- OO) Towers.
- PP) Crematories.
- QQ) Incinerators.
- RR) Tents.

2) Uses expressly prohibited.

- A) Manufactured homes.
- B) Industrial land uses.
- C) Any use prohibited by city, state or federal law.

3) Site Plan Approval.



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- A) A site development plan shall be required per Article 8, Section 65-90 of this Code prior to final project approval.
- 4) Design standards.
 - A) The minimum lot area shall be one (1) acre.
 - B) The minimum lot width shall be two hundred (200) feet measured along the building setback line.
 - C) The maximum building height shall be forty (40) feet.
 - D) Minimum setback requirements:
 - 1. Front yard setback:
 - a. Local roadway: Twenty Five (25) feet.
 - b. Collector roadway: Thirty (30) feet.
 - c. Arterial roadway: Thirty five (35) feet.
 - 2. Side yard setback when adjoining:
 - a. Another lot: Twenty five (25) feet.
 - b. Local roadway: Twenty Five (25) feet.
 - c. Collector roadway: Thirty (30) feet.
 - d. Arterial roadway: Thirty five (35) feet.
 - 3. Rear yard setback: Twenty-five (25) feet.
 - E) The maximum impervious surface ratio (which includes building coverage) shall not exceed seventy (70) percent.
 - F) The maximum floor area ratio (FAR) shall not exceed fifty (50) percent within 1 mile radius of city center, and twenty-five (25) percent at other locations.



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I-2 "General Industrial" This district is established to implement comprehensive plan policies to provide for a range of industrial uses including manufacturing, processing and fabrication plants, distribution centers and recycling centers.

1) Permitted uses.

- A) All permitted I-1 uses.
- B) Distribution centers.
- C) Laundry/dry cleaning plants.
- D) Manufacturing: Fabrication.
- E) Manufacturing: Processing.
- F) Motor vehicle repair facility.
- G) Motor vehicle towing and impoundment.
- H) Trucking terminal.
- I) Warehousing.
- J) Concrete plants.
- K) Breweries.
- L) Feed grinding and processing.
- M) Animal slaughtering or processing.
- N) Sawmills.
- O) Salvage /recycling yard.
- P) Tents.
- Q) Crematories.
- R) Incinerators.
- S) One single-family residential dwelling unit on the site to be utilized exclusively for the owner or caretaker.
- T) Towers.

2) Uses expressly prohibited.

- A) Residential dwelling units (exception noted above).
- B) Any use prohibited by city, state or federal law.

3) Site Plan Approval.

- A) A site development plan shall be required per Article 8, Section 65-90 of this Code prior to final project approval.

4) Design standards.

- A) The minimum lot area shall be one (1) acre.
- B) The minimum lot width shall be three hundred (300) feet measured along the building setback line.
- C) The maximum building height shall be forty (40) feet.
- D) Minimum setback requirements:
 - 1. Front yard setback:
 - a. Local roadway: Twenty five (25) feet.
 - b. Collector roadway: Thirty (30) feet.
 - c. Arterial roadway: Thirty five (35) feet.
 - 2. Side yard setback when adjoining:
 - a. Another lot: Thirty five (35) feet.
 - b. Local roadway: Twenty five (25) feet.
 - c. Collector roadway: Thirty (30) feet.
 - d. Arterial roadway: Thirty five (35) feet.
 - 3. Rear yard setback: Thirty five (35) feet.
- E) The maximum impervious surface ratio (which includes building coverage) shall not exceed sixty (60) percent.



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F) The maximum floor area ratio (FAR) shall not exceed fifty (50) percent.

5) General Requirements for Development

- A) Stock yards, feed lots, paper or pulp mills shall be located at least one (1) mile from any residential land use or residential zoning district.
- B) Outdoor storage of products or equipment must be enclosed by an opaque fence of a minimum of six (6) feet in height from grade.



Megan Shulin - PRAA-C <megan.shulin@gsa.gov>

9FL2453 | GSA Seeking 92,417 NUSF in Orlando, FL

Philip Perry <philipperry@rookerco.com>

Mon, Aug 19, 2019 at 8:31 AM

To: Megan Shulin - PRAA-C <megan.shulin@gsa.gov>

Cc: Susan Monene - PRAA-C <susan.monene@gsa.gov>

Megan-

We would like to remove our site from consideration for this project. Unfortunately the owner decided he did not want to sell less than the 800 acres and clearly buying that much land for a deal this size didn't pencil out. Hopefully you have some good options to move forward with. I hate that we will have to miss this one.

Good luck!

Philip

Philip Perry

Vice President, Development

Direct: 678-367-4218

Mobile: (b) (6)

Email: philipperry@rookerco.com



445 Bishop St. NW
Atlanta, GA 30318
www.rookerco.com

To visit Rooker's Government website click [here](#).

[Quoted text hidden]



Susan Monene - PRAA-C <susan.monene@gsa.gov>

9FL2453 | GSA Seeking 92,417 NUSF in Orlando, FL

7 messages

Susan Monene - PRAA-C <susan.monene@gsa.gov>

Wed, Aug 7, 2019 at 9:18 AM

Cc: Megan Shulin - PRAA-C <megan.shulin@gsa.gov>

Bcc: edward.welbourn@cbre.com, howard.traul@cushwake.com, dcarr@usfpc.com, joshhausman@sbcglobal.net, mbauer@easterlyreit.com, philipperry@rookerco.com, tgrinspoon@ngkf.com, Lucy.Kitchin@am.jll.com, Kurt.Stout@colliers.com, chris@fornessproperties.com, lisa.bailey@avisonyoung.com, Jamie.Barati@am.jll.com, NBarbato@eisre.com, rob@teamlbr.com, jbloom@realvest.com, jared.bonshire@cushwake.com, tcb@dunhill.net, bbradford@lee-associates.com, cbrenner@cbrenner.com, bill@bywater.com, contact@easyworkspace.co, mcichocki@realvest.com, Todd.A.Davis@cushwake.com, gabe.dejesus@foundrycommercial.com, jay.dixon@cbre.com, nathan.eissler@avisonyoung.com, donnaellis8962@gmail.com, payton@fornessproperties.com, nick@4acre.com, sam@4acre.com, trey@fcpg.com, terrence.hart@franklinst.com, mheidrich@realvest.com, Darryl.Hoffman@am.jll.com, Bobby.Isola@am.jll.com, tkelley@realvest.com, Robert.kellogg@cushwake.com, kkoeh@emerson-us.com, jewel@jmrealestate.com, Wilson.McDowell@am.jll.com, tmcadden@lee-associates.com, colin.morrison@cushwake.com, adam@ullianrealty.com, arowlinson@holdthyssen.com, tstevens@holdthyssen.com, twilkins@crossmanco.com, sharon@exchangeplace.net, tzullo@towerrealtypartners.com, jp@bbdre.com, jchestine@teamlbr.com, taylor@unicorp.com, drew@fornessproperties.com, pat@bbdre.com, steven@evansbutler.com, dave.ayers@highwoods.com, aarondblake@gmail.com, amy@beyondcommercial.com, Nathan.cutchin@colliers.com, rdubrule@crossmanco.com, Genny@equinox-development.com, ljoachim@doverintl.com, cindy@arxrealestate.com, jemacon@bellsouth.net, perronerealty@aol.com, valiani.salim@gmail.com, lee@citycommercial.com, sandspromanagement@gmail.com, realtorpaulo@aol.com, scollier@pennflorida.com, peter@tricolor.net, mel@howardrealestate.com, cmanley@kimcorealty.com, kim@v3capgroup.com, lyra@glasstongroup.com, amathin@theblackmine.com, jveigle@aol.com, SWeld@cflpropertygrp.com, aaron@cfa-developers.com, pouria@aeconcepts.com, dduque@millenia-partners.com, kreffron@gmail.com, robertcraiggraham@gmail.com, cheryl@oldekissimmeerealty.com, mheidrich@tavistock.com, kpkrealestate@cfl.rr.com, sansebsq@gmail.com, dlee@realtycapitalfl.com, Tony@trgcre.com, 6100manager@verticalgrouprealty.com, mponcy@holladayprop.com, Yesroma@aol.com, eba@cfl.rr.com, nick.asma@asmapa.com, medinarosemed@yahoo.com, psholar@kbcdev.com, roger@stirlingint.com, gvetter@tavistock.com, gradon@blurockcommercial.com, abdulaiboukil@gmail.com, coy@coyclark.com, tess@jmdrealty.com, rkingry@jamisoncommercial.com, jason.robinson@ioausa.com, gopal@brefl.com, Todd.Rosborough@gmail.com, arevalosalazar@yahoo.com, ralph@ralphsavage.com, Costel@vanwald.com, kari@therealestatecollection.com, sevans@holdthyssen.com, aevans@weingarten.com, bjones@selectstrat.com, judi202@cfl.rr.com, garat.oates@evusa.com, karangreddy@gmail.com, dave@armstrongcustomhomes.com, gibbs@gibbsbaum.com, gconoscenti66@gmail.com, PEzell@ngkf.com, Cmahnen1213@gmail.com, natalie.gleiter@am.jll.com, bobby@v3capgroup.com, dwoodsldc@gmail.com, pspbreward@gmail.com, Phil.englatt@cncrt.com, ms@ppfre.com, kinnestor@yahoo.com

Dear Brokers,

General Services Administration seeks Expressions of Interest for 92,417 Net Usable Square Feet of Office Space in Orlando, FL. Attached is a breakdown of the intended usage of space (Attachment #1).

The delineated area map (Attachment #2) is attached for reference.

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Link to Ad: <https://www.fbo.gov/notices/7c0743623cdce9c6cc65753a330203bd>

Please submit your property information **ELECTRONICALLY** to Public Properties:

Attention:

Megan Shulin

megan.shulin@gsa.gov

(b) (6)

With copy to Susan Monene, susan.monene@gsa.gov.

Thanks so much and we look forward to hearing from you.

**Contract Holder****Susan O. Monene** | Project Coordinator

Public Properties

1010 Wisconsin Avenue, Suite 650 | Washington, DC 20007

O: 202.652.4187 | C: (b) (6) | susan.monene@gsa.govWebsites: www.gsa.gov/gls | www.ppwashdc.com**3 attachments****General Services Administration (GSA) seeks to lease the following space_ - 9FL2453 - Federal Business Opportunities_ Opportunities.pdf**

108K

**Attachment 1 - Housing Plan for Orlando 500 Child Shelter.pdf**

136K

**Attachment 2 - 9FL2453 Delineated Area Map.pdf**

49K

postmaster@realtycapitalfl.com <postmaster@realtycapitalfl.com>
To: susan.monene@gsa.gov

Wed, Aug 7, 2019 at 9:19 AM



Your message to dlee@realtycapitalfl.com couldn't be delivered.

dlee wasn't found at realtycapitalfl.com.

susan.monene
Action Required

Office 365

dlee
Recipient

Unknown To address

How to Fix It

The address may be misspelled or may not exist. Try one or more of the following:

- Send the message again following these steps: In Outlook, open this non-delivery report (NDR) and choose **Send Again** from the Report ribbon. In Outlook on the web, select this NDR, then select the link "**To send this message again, click here.**" Then delete and retype the entire recipient address. If prompted with an Auto-Complete List suggestion don't select it. After typing the complete address, click **Send**.
- Contact the recipient (by phone, for example) to check that the address exists and is correct.
- The recipient may have set up email forwarding to an incorrect address. Ask them to check that any forwarding they've set up is working correctly.
- Clear the recipient Auto-Complete List in Outlook or Outlook on the web by following the steps in this article: [Fix email delivery issues for error code 5.1.10 in Office 365](#), and then send the message again. Retype the entire recipient address before selecting **Send**.

If the problem continues, forward this message to your email admin. If you're an email admin, refer to the **More Info for Email Admins** section below.

Was this helpful? [Send feedback to Microsoft](#).

More Info for Email Admins

Status code: 550 5.1.10

This error occurs because the sender sent a message to an email address hosted by Office 365 but the address is incorrect or doesn't exist at the destination domain. The error is reported by the recipient domain's email server, but most often it must be fixed by the person who sent the message. If the steps in the **How to Fix It** section above don't fix the problem, and you're the email admin for the recipient, try one or more of the following:

The email address exists and is correct - Confirm that the recipient address exists, is correct, and is accepting messages.

Synchronize your directories - If you have a hybrid environment and are using

directory synchronization make sure the recipient's email address is synced correctly in both Office 365 and in your on-premises directory.

Errant forwarding rule - Check for forwarding rules that aren't behaving as expected. Forwarding can be set up by an admin via mail flow rules or mailbox forwarding address settings, or by the recipient via the Inbox Rules feature.

Recipient has a valid license - Make sure the recipient has an Office 365 license assigned to them. The recipient's email admin can use the Office 365 admin center to assign a license (Users > Active Users > select the recipient > Assigned License > Edit).

Mail flow settings and MX records are not correct - Misconfigured mail flow or MX record settings can cause this error. Check your Office 365 mail flow settings to make sure your domain and any mail flow connectors are set up correctly. Also, work with your domain registrar to make sure the MX records for your domain are configured correctly.

For more information and additional tips to fix this issue, see [Fix email delivery issues for error code 5.1.10 in Office 365](#).

Original Message Details

Created Date:8/7/2019 1:18:40 PM

Sender Address:susan.monene@gsa.gov

Recipient Address:dlee@realtycapitalfl.com

Subject:9FL2453 | GSA Seeking 92,417 NUSF in Orlando, FL

Error Details

Reported error:550 5.1.10 RESOLVER.ADR.RecipientNotFound; Recipient dlee@realtycapitalfl.com not found by SMTP address lookup

DSN generated by:BN6PR01MB2257.prod.exchangelabs.com

Message Hops

HOP	TIME (UTC)	FROM	TO	WITH	RELAY TIME
1	8/7/2019 1:18:56 PM		mail-lj1-f199.google.com	SMTP	16 sec
2	8/7/2019 1:18:54 PM	mail-lj1-f199.google.com	mailgate11.gsa.gov	ESMTPS	*
3	8/7/2019 1:18:58 PM	mailgate11.gsa.gov	BY2NAM01FT021.mail.protection.outlook.com	Microsoft SMTP Server	4 sec
4	8/7/2019 1:19:00 PM	BY2NAM01FT021.eop-nam01.prod.protection.outlook.com	CY4PR0101CA0035.outlook.office365.com	Microsoft SMTP Server (version=TLS1_2, cipher=TLS_ECDHE_RSA_WITH_AES_256_CBC_SHA384)	2 sec
5	8/7/2019 1:19:00 PM	CY4PR0101CA0035.prod.exchangelabs.com	BN6PR01MB2257.prod.exchangelabs.com	Microsoft SMTP Server (version=TLS1_2, cipher=TLS_ECDHE_RSA_WITH_AES_256_GCM_SHA384)	*

Original Message Headers

Received: from CY4PR0101CA0035.prod.exchangelabs.com (2603:10b6:910:3c::48) by BN6PR01MB2257.prod.exchangelabs.com (2603:10b6:404:48::14) with Microsoft SMTP Server (version=TLS1_2, cipher=TLS_ECDHE_RSA_WITH_AES_256_GCM_SHA384) id 15.20.2136.17; Wed, 7 Aug 2019 13:19:00 +0000

Received: from BY2NAM01FT021.eop-nam01.prod.protection.outlook.com (2a01:111:f400:7e42::209) by CY4PR0101CA0035.outlook.office365.com (2603:10b6:910:3c::48) with Microsoft SMTP Server (version=TLS1_2, cipher=TLS_ECDHE_RSA_WITH_AES_256_CBC_SHA384) id 15.20.2157.15 via Frontend Transport; Wed, 7 Aug 2019 13:19:00 +0000

Authentication-Results: spf=pass (sender IP is 159.142.72.113) smtp.mailfrom=gsa.gov; realtycapitalfl.com; dkim=pass (signature was verified) header.d=gsa.gov;realtycapitalfl.com; dmarc=pass action=none header.from=gsa.gov;

Received-SPF: Pass (protection.outlook.com: domain of gsa.gov designates 159.142.72.113 as permitted sender) receiver=protection.outlook.com;

client-ip=159.142.72.113; helo=mailgate11.gsa.gov;
Received: from mailgate11.gsa.gov (159.142.72.113) by
BY2NAM01FT021.mail.protection.outlook.com (10.152.69.214) with Microsoft SMTP
Server id 15.20.2157.15 via Frontend Transport; Wed, 7 Aug 2019 13:18:58
+0000
X-WSS-ID: 0PVVBK-0M-09C-02
X-M-MSG:
Received: from mail-lj1-f199.google.com (mail-lj1-f199.google.com [209.85.208.199])
(using TLSv1 with cipher ECDHE-RSA-AES128-SHA (128/128 bits))
(No client certificate requested)
by mailgate11.gsa.gov (Axiway MailGate 5.5.4) with ESMTPS id 2DBC98B4ADD
for <dlee@realtycapitalfl.com>; Wed, 7 Aug 2019 09:18:54 -0400 (EDT)
Received: by mail-lj1-f199.google.com with SMTP id t25so39849551jc.17
for <dlee@realtycapitalfl.com>; Wed, 07 Aug 2019 06:18:56 -0700 (PDT)
DKIM-Signature: v=1; a=rsa-sha256; c=relaxed/relaxed;
d=gsa.gov; s=google;
h=mime-version:from:date:message-id:subject:cc;
bh=afLPuyv6UdXzyW1VpCjypxCY37QZXEEYNSjaIo7711Y=;
b=HQtnm3oThbpydGIUtXI9tzc2p2K/AOVt6RMDfnzeEFL2FhQJ3PFSREg0mrwHaD02/Ro
V46PZT5gXX8IkEiHxhNIddwkr7Kih9Evto3P1Hy7BcfdCoy/VsuADec7JM3ak7aq/rVL
jugZajHCVZCZTNCQQ7mnH5pND5HcspgtLHqsY=
X-Google-DKIM-Signature: v=1; a=rsa-sha256; c=relaxed/relaxed;
d=1e100.net; s=20161025;
h=x-gm-message-state:mime-version:from:date:message-id:subject:cc;
bh=afLPuyv6UdXzyW1VpCjypxCY37QZXEEYNSjaIo7711Y=;
b=pNuc/D3xaTtbHmB1ISvwsabLuZakVLHyc17tWGSX5MhLn2TyJf1rjtEgCFKPZJgj
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4vuUt5IbepZQcaFIIM0fny0o21ZST2+32+mdTLEDnHP0AteY8wLTWg1wLn9WberQJ55
TNFwd1syra0iLJVHwOKXXvpttC531IhPsUMBIMU7x45kq930eBaMgfNnV1AV+m2N0WSF
k96lXftCKLVPukOHTNlXIrz1DrCTVptjbKAEEfBxJCqIohcKuGSWOSAK0R8eJAsx/Xy2
vR0w==
X-Gm-Message-State: APjAAAUicf5Z2pE+0knVNj6miRLJeLaGI0oSxoiieTBXnG9KHHacpfcy
+3lKY1pfdrw4932opQW/AkV1tIFAfjxbCa+tr8maSBoa4nCFdTWAhOuinHnfiSLTqQzSH2MqPB
7i5cN0PtcG6JblyJhJ3hea+VLkmXAdpeI+Mw=
X-Google-Smtp-Source: APXvYqyZnB7ns5TV1LoyF3Ev1pXAbBZ0iDSFGZTS35b0F9TmPKbWWYyQ624F7YMeKncHvZoocPtoK7rN8Fis8C4fYCW=
X-Received: by 2002:a19:4aca:: with SMTP id x193mr58449151fa.146.1565183933270;
Wed, 07 Aug 2019 06:18:53 -0700 (PDT)
X-Received: by 2002:a19:4aca:: with SMTP id x193mt45295951fa.146.1565183931624;
Wed, 07 Aug 2019 06:18:51 -0700 (PDT)
MIME-Version: 1.0
From: Susan Monene - PRAA-C <susan.monene@gsa.gov>
Date: Wed, 7 Aug 2019 09:18:40 -0400
Message-ID: <CABswaeBBXcqFiO0GyDox1y1P-V-dTTbd2h_zafVZjt+KdPoQiQ@mail.gmail.com>
Subject: 9FL2453 | GSA Seeking 92,417 NUSF in Orlando, FL
CC: Megan Shulin - PRAA-C <megan.shulin@gsa.gov>
Content-Type: multipart/mixed; boundary="00000000000004a1cbb058f86c873"
BCC: dlee@realtycapitalfl.com
Return-Path: susan.monene@gsa.gov
X-EOPAttributedMessage: 0
X-EOPTenantAttributedMessage: f63edc8f-f6f4-433f-ae1e-a7811c036f5d:0
X-Forefront-Antispam-Report: CIP:159.142.72.113;IPV:NLI;CTRY:US;EFV:NLI;
X-MS-PublicTrafficType: Email
X-MS-Office365-Filtering-Correlation-Id: 40670d88-ca92-474b-b7c2-08d71b39cebb
X-Microsoft-Antispam:
BCL:0;PCL:0;RULEID:(2390118)(7020095)(4652040)(5600148)(711020)(4605104)(4709080)(8001031)(1402095)(49563074)(
71702078);SRVR:BN6PR01MB2257;
X-MS-TrafficTypeDiagnostic: BN6PR01MB2257:
X-MS-Exchange-PUrlCount: 5

Final-Recipient: rfc822;dlee@realtycapitalfl.com

Action: failed

Status: 5.1.10

Diagnostic-Code: smtp;550 5.1.10 RESOLVER.ADR.RecipientNotFound; Recipient dlee@realtycapitalfl.com not found by SMTP address lookup

----- Forwarded message -----

From: Susan Monene - PRAA-C <susan.monene@gsa.gov>

To:

Cc: Megan Shulin - PRAA-C <megan.shulin@gsa.gov>

Bcc: dlee@realtycapitalfl.com

Date: Wed, 7 Aug 2019 09:18:40 -0400

Subject: 9FL2453 | GSA Seeking 92,417 NUSF in Orlando, FL

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Please submit your property information **ELECTRONICALLY** to Public Properties:

Attention:

Megan Shulin

megan.shulin@gsa.gov

(b) (6)

With copy to Susan Monene, susan.monene@gsa.gov.

Thanks so much and we look forward to hearing from you.



Susan O. Monene | Project Coordinator

Public Properties

1010 Wisconsin Avenue, Suite 650 | Washington, DC 20007

O: 202.652.4187 | C: (b) (6) susan.monene@gsa.gov

Websites: www.gsa.gov/gls | www.ppwashdc.com

3 attachments

General Services Administration (GSA) seeks to lease the following space_ - 9FL2453 - Federal Business Opportunities_ Opportunities.pdf
108K

Attachment 1 - Housing Plan for Orlando 500 Child Shelter.pdf
136K

Attachment 2 - 9FL2453 Delineated Area Map.pdf
49K

Costel Vanatoru <costel@vanwald.com>

To: Susan Monene - PRAA-C <susan.monene@gsa.gov>

Cc: megan.shulin@gsa.gov

Thu, Aug 8, 2019 at 1:56 PM

Megan, quick question on this: The documentation mentions a 15 year firm term. Does this mean there will not be any outs in the lease for the first 15 years? I know GSA and state leases usually have outs built in. I have a location I will submit for this, but just needed to clarify this aspect first. Thanks!

Respectfully,

Costel Vanatoru

Lic. Real Estate Broker/ Principal

Commercial Real Estate Services

DIRECT: (b) (6)



Vanwald & Associates

6000 Metrowest BLVD STE 101

Orlando, FL 32835

We are not giving, offering or suggesting any legal or tax advice.

8/14/2019

GSA.gov Mail - 9FL2453 | GSA Seeking 92,417 NUSF in Orlando, FL

If you have any specific questions about any legal or tax matter you should consult your attorney or other professional legal and/or tax services provider.

The information provided in this transmission is for informational purposes only. Vanwald & Associates and its associates do not guarantee the accuracy, completeness, timeliness, usefulness or adequacy of any information contained in this Email.

The information contained in this transmission may contain privileged and confidential information intended only for the use of the person(s) named above. If you are not the intended recipient, you are hereby notified that any review, dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please contact the sender by reply e-mail and destroy all copies of the original message. If you wish to be removed from this list, please reply to the above email.

From: Susan Monene - PRAA-C <susan.monene@gsa.gov>
Date: Wednesday, August 7, 2019 at 9:19 AM
Cc: Megan Shulin - PRAA-C <megan.shulin@gsa.gov>
Subject: 9FL2453 | GSA Seeking 92,417 NUSF in Orlando, FL


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Link to Ad: <https://www.fbo.gov/notices/7c0743623cdce9c6cc65753a330203bd>

 Image removed by sender.

Please submit your property information **ELECTRONICALLY** to Public Properties:

Attention:


Megan Shulin

megan.shulin@gsa.gov

(b) (6)

With copy to Susan Monene, susan.monene@gsa.gov.

Thanks so much and we look forward to hearing from you.

 Image removed by sender.

[Quoted text hidden]

Susan Monene - PRAA-C <susan.monene@gsa.gov>
To: Megan Shulin - PRAA-C <megan.shulin@gsa.gov>

Mon, Aug 12, 2019 at 11:35 AM

Did you respond to this? Want to follow up with him on his interest to submit.



Contract Holder

Susan O. Monene | Project Coordinator

Public Properties

1010 Wisconsin Avenue, Suite 650 | Washington, DC 20007

O: 202.652.4187 | C: (b) (6) | susan.monene@gsa.govWebsites: www.gsa.gov/gls | www.ppwashdc.com

[Quoted text hidden]

Megan Shulin - PRAA-C <megan.shulin@gsa.gov>
To: Costel Vanatoru <costel@vanwald.com>
Cc: Susan Monene - PRAA-C <susan.monene@gsa.gov>

Mon, Aug 12, 2019 at 11:37 AM

Hi Coste,

Correct, the first 15 years of the lease are firm and the Govt is committed to paying rent for that entire term.

Megan Shulin | Broker Contractor

Public Properties

1010 Wisconsin Avenue, Suite 650 | Washington, DC 20007

O: 202.652.4188 | C: (b) (6) | megan.shulin@gsa.govWebsites: www.gsa.gov/gls | www.ppwashdc.com

[Quoted text hidden]

Costel Vanatoru <costel@vanwald.com>
To: Megan Shulin - PRAA-C <megan.shulin@gsa.gov>
Cc: Susan Monene - PRAA-C <susan.monene@gsa.gov>

Mon, Aug 12, 2019 at 12:09 PM

Great, thanks!

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

Error! Filename not specified.Please submit your property information **ELECTRONICALLY** to Public Properties:

Attention:

Megan Shulin

megan.shulin@gsa.gov

(b) (6)

With copy to Susan Monene, susan.monene@gsa.gov.

Thanks so much and we look forward to hearing from you.

Error! Filename not specified.

[Quoted text hidden]

Jared Bonshire/USA <Jared.Bonshire@cushwake.com>

Wed, Aug 14, 2019 at 9:41 AM

8/14/2019

GSA.gov Mail - 9FL2453 | GSA Seeking 92,417 NUSF in Orlando, FL

To: Susan Monene - PRAA-C <susan.monene@gsa.gov>

Cc: Megan Shulin - PRAA-C <megan.shulin@gsa.gov>, David Perez/USA <David.Perez@cushwake.com>, Scott Collier <SCollier@pennflorida.com>, Taylor Zambito/USA <Taylor.Zambito@cushwake.com>

Megan/Susan, please see the attached.

Jared Bonshire, SIOR

Senior Director

Certified Supply Chain Professional

Logistics & Industrial Services

Direct: +1 407 541 4414

Mobile: + (b) (6)

Fax: +1 407 264 6161

jared.bonshire@cushwake.com



20 North Orange Ave, Suite 300

Orlando, FL 32801 | USA

www.cushmanwakefield.com

[LinkedIn](#) | [Facebook](#) | [Twitter](#) | [YouTube](#) | [Google+](#) | [Instagram](#)

From: Susan Monene - PRAA-C <susan.monene@gsa.gov>

Sent: Wednesday, August 7, 2019 9:19 AM

Cc: Megan Shulin - PRAA-C <megan.shulin@gsa.gov>

Subject: 9FL2453 | GSA Seeking 92,417 NUSF in Orlando, FL

Dear Brokers,

[Quoted text hidden]

The information contained in this email (including any attachments) is confidential, may be subject to legal or other professional privilege and contain copyright material, and is intended for use by the named recipient(s) only.

Access to or use of this email or its attachments by anyone else is strictly prohibited and may be unlawful. If you are not the intended recipient(s), you may not use, disclose, copy or distribute this email or its attachments (or any part thereof), nor take or omit to take any action in reliance on it. If you have received this email in error, please notify the sender immediately by telephone or email and delete it, and all copies thereof, including all attachments, from your system. Any confidentiality or privilege is not waived or lost because this email has been sent to you by mistake.

Although we have taken reasonable precautions to reduce the risk of transmitting software viruses, we accept no liability for any loss or damage caused by this email or its attachments due to viruses, interference, interception, corruption or unapproved access.

GSA 9FL2453 Sunport EOI 8.14.2019.pdf
4322K



Megan Shulin - PRAA-C <megan.shulin@gsa.gov>

9FL2453 Site Submittals

4 messages

Lloyd Nettles <lln@therockcompanies.com>
To: Megan Shulin - PRAA-C <megan.shulin@gsa.gov>
Cc: Peter Politis <peter@xeniamc.com>

Fri, Aug 16, 2019 at 1:45 PM

Hi Megan,

On behalf of Xenia Management Corp. / Gregory & Peter Politis; we are submitting the following 2 properties for Solicitation #9FL2453:

1. **203 Sunport Lane; Orlando, FL 32809**

Parcel ID# 36.23.29.8429.00.010

8 acres of vacant land (this land is partially improved with retention and is a pad ready site).

2. **333 N Lake Parker Ave; Lakeland, FL 33801**

Existing 118,000 SF Single Story Flex Building

7.70 Acre lot

Also, I do not have an updated copy/format of the GSA site submission forms. If you could provide a copy I will complete and send back asap.

Again, thank you for all your help in assisting me with this process.

Sincerely,

LLOYD LEON NETTLES | DIRECTOR & QUALIFYING BROKER

ROCK INVESTMENTS NORTH AMERICA

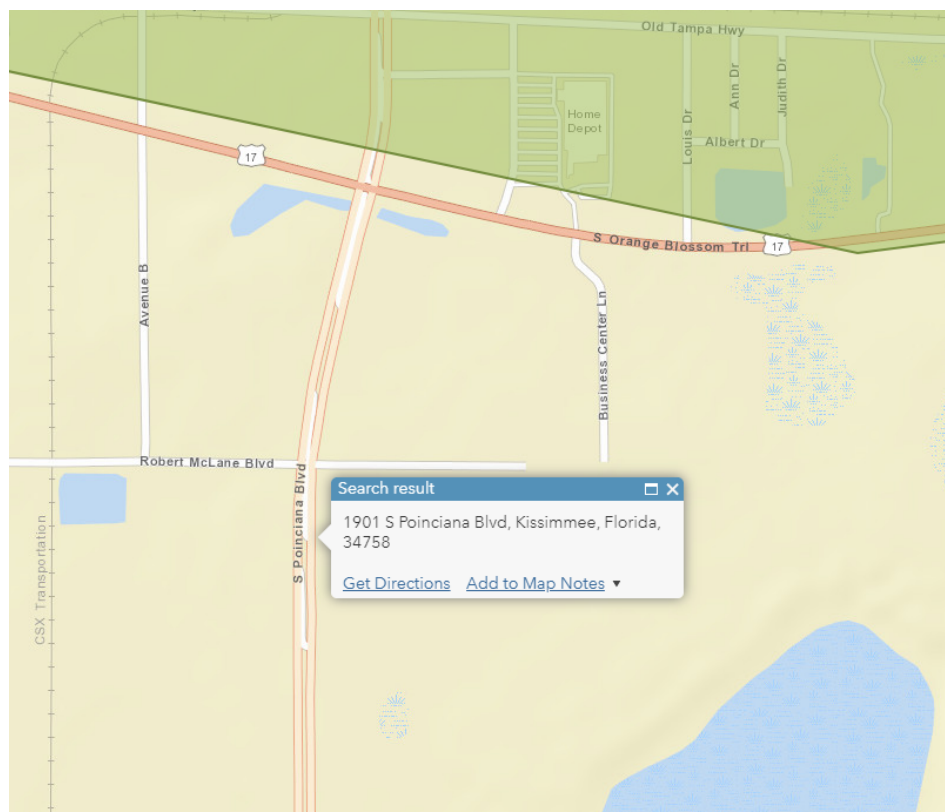
10620 SOUTHERN HIGHLANDS PKWY, STE 110-369 | LAS VEGAS, NV 89141

T: 727.488.3001 | LLN@THEROCKCOMPANIES.COM | WWW.THEROCKCOMPANIES.COM

From: Megan Shulin - PRAA-C <megan.shulin@gsa.gov>
Date: Thursday, August 15, 2019 at 8:44 AM
To: Lloyd Nettles <lln@therockcompanies.com>
Subject: Re: 9FL2453

Hi Lloyd,

Yes, we are considering sites that are not currently zoned for this use but we would expect offerors to do their research before submitting that this use would potentially be allowed at that site. As long as you have a good feeling about it getting rezoned. I checked that address and it is JUST outside the boundaries, see below. I think it is close enough to not cause a stir, though, so I would still submit it if re-zoning looks promising.



Megan Shulin | Broker Contractor

Public Properties

1010 Wisconsin Avenue, Suite 650 | Washington, DC 20007

O: 202.652.4188 | C: (b) (6) megan.shulin@gsa.gov

Websites: www.gsa.gov/gls | www.ppwashdc.com

On Thu, Aug 15, 2019 at 11:36 AM Lloyd Nettles <lln@therockcompanies.com> wrote:

Hi Megan,

If a submitted site is currently zoned Industrial, but has to go thru a zoning change in order to accommodate the use. Would this site be allowed or disqualified?

Also, could you let me know if [1901 S Poinciana Blvd, Kissimmee, FL 34758](#) is considered inside or outside the boundary zone?

Thank You,

-LLN

From: Megan Shulin - PRAA-C <megan.shulin@gsa.gov>
Date: Monday, August 12, 2019 at 10:47 AM
To: Lloyd Nettles <lln@therockcompanies.com>
Subject: Re: 9FL2453

Hi Lloyd,

Is the map attached to the advertisement not sufficient? Not sure if I can provide a more clearer map, it's just too large of an area.



Print



Link

ALL FILES[Delineated Area Map](#)

Aug 02, 2019

[Attachment 2 - 9FL24...](#)[Housing Plan for Orlando 500](#)[Child Facility](#)

Aug 02, 2019

[Attachment 1 - Housi...](#)**GENERAL INFORMATION****Notice Type:**

Presolicitation

Posted Date:

August 2, 2019

Megan Shulin | Broker Contractor

Public Properties

1010 Wisconsin Avenue, Suite 650 | Washington, DC 20007

O: 202.652.4188 | C: (b) (6) megan.shulin@gsa.govWebsites: www.gsa.gov/gls | www.ppwashdc.comOn Mon, Aug 12, 2019 at 1:20 PM Lloyd Nettles <lln@therockcompanies.com> wrote:

Hi Megan,

Do you have the delineated map with the red boundary lines available? If so, would please forward as soon as possible. This would be very helpful.

Sincerely,

Lloyd L. Nettles | The Rock Companies
727-488-3001 | lln@therockcompanies.com

Megan Shulin - PRAA-C <megan.shulin@gsa.gov>To: Lloyd Nettles <lln@therockcompanies.com>Cc: Peter Politis <peter@xeniamc.com>

Fri, Aug 16, 2019 at 1:56 PM

Received. Thank you, Lloyd.

[Quoted text hidden]

[Quoted text hidden]

Megan Shulin - PRAA-C <megan.shulin@gsa.gov>

Fri, Aug 16, 2019 at 1:57 PM

To: Lloyd Nettles <lloyd@therockcompanies.com>

Cc: Peter Politis <peter@xeniamc.com>

Also, can you please provide the authority to represent these sites? And any other information we always request in the advertisements? I think there are 11-12 questions.

[Quoted text hidden]

[Quoted text hidden]

Megan Shulin - PRAA-C <megan.shulin@gsa.gov>

Fri, Aug 16, 2019 at 3:40 PM

To: Susan Monene - PRAA-C <susan.monene@gsa.gov>

Please save for Orlando HHS. I'm swamped right now otherwise I would have done so.

[Quoted text hidden]



Megan Shulin - PRAA-C <megan.shulin@gsa.gov>

9FL2453 | GSA Seeking 92,417 NUSF in Orlando, FL

Costel Vanatoru <costel@vanwald.com>

Fri, Aug 16, 2019 at 6:48 PM

To: Megan Shulin - PRAA-C <megan.shulin@gsa.gov>

Cc: Susan Monene - PRAA-C <susan.monene@gsa.gov>, Keitra.harris@gsa.gov

Expression of Interest

Hi Megan, as mentioned in my previous email, please see attached expression of interest.

The property owner like this project, and so does the local municipality. The site is in the heart of Orlando and we believe it can be adjusted to accommodate the needs of the UAC. The timeframe for occupancy works, and the site can be fenced in if this is a requirement. Landlord is ok with building out to specifications as he has done several deals with the GSA, and the State of Florida in the past.

I included all the requested information in the attached.

Please don't hesitate to contact me with any questions, additional info, or if you need clarification on anything included in the material.

Looking forward to your thoughts.

Respectfully,

Costel Vanatoru

Lic. Real Estate Broker/ Principal

Commercial Real Estate Services

DIRECT: (b) (6)



Vanwald & Associates

6000 Metrowest BLVD STE 101

Orlando, FL 32835

We are not giving, offering or suggesting any legal or tax advice.

If you have any specific questions about any legal or tax matter you should consult your attorney or other professional legal and/or tax services provider.

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From: Megan Shulin - PRAA-C <megan.shulin@gsa.gov>

Date: Monday, August 12, 2019 at 11:38 AM

To: Costel Vanatoru <costel@vanwald.com>

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

Error! Filename not specified.

Please submit your property information **ELECTRONICALLY** to Public Properties:

Attention:

Megan Shulin

megan.shulin@gsa.gov

(b) (6)

With copy to Susan Monene, susan.monene@gsa.gov.

Thanks so much and we look forward to hearing from you.

Error! Filename not specified.

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Expression of Interest GSA 9FL2453.pdf

1783K